BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

ST. ELIZABETH GARDENS APARTMENTS, LTD.,

Petitioner,

FHFC Case No. 2016-031BP FHFC Case No. 2016-283C

vs.

RFA 2015-111

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

<u>FORMAL WRITTEN PROTEST</u> AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner St. Elizabeth Gardens Apartments, Ltd. ("Petitioner" or "St. Elizabeth") files this Formal Written Protest and Petition for Administrative Hearing ("Petition") pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation ("Florida Housing") to find St. Elizabeth ineligible for funding in connection with the Request for Applications 2015-111 for Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments (the "RFA"). As further discussed below, St. Elizabeth should not only have been found eligible for an award of Housing Credits, but St. Elizabeth should have received a Rental Assistance ("RA") Level Classification as 1. Absent Florida Housing's errors in deeming St. Elizabeth ineligible for an award of Housing Credits and assigning St. Elizabeth an RA Level Classification of 2, St. Elizabeth would have been awarded an allocation of Housing Credits.

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for an allocation of Housing Credits pursuant to the RFA. Petitioner sought the allocation in connection with the proposed rehabilitation of a 151-unit apartment complex intended to serve the elderly demographic in Broward County, Florida. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2016-283C.

II. Notice

3. Petitioner received notice of Florida Housing's intended action to award funding pursuant to the RFA on June 24, 2016, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for an allocation of Housing Credits. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A**. Petitioner was not among those recommended for a Housing Credit allocation.

4. Petitioner timely filed a notice of intent to protest on June 29, 2016. A copy of that notice is attached as **Exhibit B**.

III. Background

5. Florida Housing is a public corporation created hy section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low-income housing tax credit program, which is governed by section 420.5099, Florida Statutes.

Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits usually sell the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes. Florida Housing issues both competitive Housing Credits (at issue in this RFA) and non-competitive Housing Credits. Rr. 67-48.002(20) and (82), Fla. Admin. Code.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing, including Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. R. 67-60.001(2), Fla. Admin. Code. Other administrative rule chapters relevant to Florida Housing's selection process in connection with this RFA are chapter 67-48, which governs competitive affordable multifamily rental housing programs; and chapter 67-53, governing compliance procedures. Applicants for an allocation of Housing Credits pursuant to RFA 2015-111 are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. *See* RFA, p. 8 (§ Three F.3).

7. On October 23, 2015, Florida Housing issued the RFA, which seeks applications from developers who commit to preserve existing affordable multifamily housing developments for the demographic categories of families, the elderly, and persons with a disability. RFA, p. 2 (§ One). Florida Housing anticipated offering an estimated \$5,901,631 in Housing Credits through RFA 2015-111. *Id.*

8. The RFA outlines a detailed process for selecting developments for an allocation of Housing Credits. *See generally* RFA, pp. 43-48. First, Applicants are required to meet certain mandatory submission requirements. RFA, § Five (pp. 47-48). Among these mandatory requirements is the following:

An Application will be deemed ineligible to be considered for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there remains any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Duc Report posted to the Corporation's Website under the link Property Owners & Managers/Past Due Reports (also accessible by clicking here), but not more recently than five (5) business days prior to the date the Committee meets to make a recommendation to the Board.

Id., p. 47. As discussed in section IV, below, Florida Housing incorrectly determined that St. Elizabeth was ineligible for an allocation of Housing Credits because of this "Past Due Report" provision.

9. Among the other mandatory submission requirements are that Applicants achieve five points for developer experience and a minimum number of points for proximity to transit and community services. *Id.*, pp. 10 (§ Four A.4.a.(3); 18-19 (§ Four A.6.b.(2). St. Elizabeth achieved the required five developer experience points, as well as the maximum 18 points for proximity to transit and community services. **Exhibit C** (RFA 2015-111- All Applications spreadsheet from Florida Housing's website). Because most Applicants meet the mandatory requirements and achieve the maximum number of points in any given solicitation (23 in RFA 2015-111), Florida Housing typically establishes a series of preferences and tiebreakers to govern the selection process. RFA, §§ Four B.1.; Four B.2.a.-b.; Four B.3.a.-h.; Four B.4.; Four B.5.; Four B.6.a.-d.

10. In RFA 2015-111, Florida Housing established two funding goals: to fund an eligible proposed development also receiving funds through the U.S. Department of Agriculture's Rural Development ("RD") 515 program in a medium or small county serving either the elderly or the family demographic, and to fund an eligible non-RD 515 development with a family demographic commitment. *Id.*, § Four B.2.a.-b. Eligible Applicants meeting these goals would be funded before any other Applications. *Id.*, § Four B.6.a.-b. No Applicant met the first goal, and the Pineda Village in Brevard County was the first eligible proposed development to meet the second goal. *See* Exhibit A. Once these goals were addressed, the RFA's selection process established a preference for proposed developments serving the elderly or person with a disability demographics rather than the family demographic. *Id.* § Four B.6.a.-d.

11. The RFA also established a series of tie-breakers for eligible applications with scores that were tied:

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated as follows:

a. First, by Age of Development (with preference given to Applications that demonstrate within the documentation proved at questions 5.c.(2)(c) of Exhibit A that the proposed Development was originally built in the year 1985 or earlier);

b. Next, by RA Level 1, 2 or 3 (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined Section Four A.5.c. of the RFA);

c. Next, by the Application's eligibility for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

d. Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.11.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); e. Next, by the Application's Leveraging Classification which is outlined in Item 8 of Exhibit C of the RFA (with Applications that receive the Classification of A listed above Applications that receive the Classification of B);

f. Next, by the Application's RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1 Applications receive the most preference and RA Level 6 Applications receive the least preference);

g. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 9 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

h. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA, § Four B.3a.-h. (Emphasis supplied).

12. During the course of Florida Housing's selection process, applications also are

subject to the Funding Test, which means that an Applicant will be selected only if enough funding

is available to fully fund the Housing Credit amount requested by the Applicant. Id., § Four B.4.

Finally, Applicants are subject to the County Test, which provides:

Throughout the entire Selection Process and Returned Allocation Process, outlined in Items 6 and 7 below, as each Application is selected for tentative funding, the county where the proposed Development is located will have one (1) Application credited towards the County's Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located in counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

Id., § Four B.5. Thus, as Applications are sorted, Applications in counties where a proposed development has not yet been funded are given priority over Applications in counties where a proposed development has already received funding.

13. At its meeting on June 8, 2016, Florida Housing's Review Committee made the following recommendations for funding pursuant to RFA 2015-111:

- RD 515 Development in Medium or Small County Goal: None;
- Non-RD 515 Development Family Demographic Goal: 2015-293C, Pineda Village, Brevard County -- \$1,350,000;
- Non RD 515 Development Applications with the Elderly or Persons with Disability Demographic:

2016-297C, Three Round Tower A, Miami-Dade County -- \$1,155,561; 2016-294C, Cathedral Towers, Duval County -- \$1,660,000; 2016-281C, Isles of Pahokee Phase II, Palm Beach County -- \$1,209,190; and 2016-290C, Lummus Park Manor -- \$500,000.¹

Exhibit A. The Florida Housing Board of Directors approved these recommendations at its meeting on June 24, 2016. *Id*.

IV. Substantial Interests Affected

A. Ineligibility Determination

14. During the course of the Review Committee meeting, ten of 24 Applicants were deemed ineligible for funding. Among these was St. Elizabeth. **Exhibit C**. According to statements made at the Review Committee meeting, St. Elizabeth was disqualified because an unnamed entity affiliated with St. Elizabeth was in financial arrears to the Corporation and appeared on the most recent Past Due Report. *See* RFA, § Five. Also disqualified for the same stated reason were Application Nos. 2015-284C, Marian Towers, Ltd. ("Marian Towers"); and 2015-285C, St. Andrew Towers I, Ltd. ("St. Andrew Towers I"). All three Applicants list the same Contact Person

¹ Lummus Park was recommended because it was the only remaining Applicant that met the Funding Test after the selection of the higher-ranked Applicants.

in their Applications: Elizabeth Wong. Ms. Wong is a member of the developer of all three entities and an employee of Atlantic Pacific Communities, LLC (also a member of the developer for each of the three entities). *See* **Composite Exhibit D** (applications for St. Elizabeth, Marian Towers, and St. Andrew Towers I, minus all attachments except Attachment 4, which identifies Principals for each Applicant and each Developer).

15. Following the Review Committee meeting, counsel for St. Elizabeth submitted a public records request to Florida Housing, pursuant to chapter 119, Florida Statutes, seeking all records relating to the determination of ineligibility of St. Elizabeth, Marian Towers, and St. Andrew Towers I. Among the documents produced by Florida Housing was a string of emails relating to the Past Due Report. *See* **Composite Exbibit E**. One of those emails, dated June 2, 2016, from Kenny Derrickson, to Ken Reecy, includes the following for RFA 2015-111:

2016-283C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong)

2016-284C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong)

 $2016\mathchar`eq 2016\mathchar`eq 2016$

A copy of the May 11, 2016, Past Due Report that Mr. Derrickson presumably was referring to is attached as **Exhibit F**. It does, in fact, include Ms. Wong's name in connection with Metro Apartments (The Beacon). On information and belief, St. Elizabeth, Marian Towers, and St. Andrew Towers I were deemed ineligible at the June 8, 2016, Review Committee Meeting because of those entries on the May 11, 2016, Past Due Report.

16. The appearance of Ms. Wong's name on the Past Due Report in connection with Metro Apartments (The Beacon) reflects an error made by Florida Housing that has since been corrected. On July 1, 2016, at Ms. Wong's request, a revised Past Due Report dated May 11, 2016, was issued without any reference to Ms. Wong in connection with Metro Apartments (The Beacon). *See* **Composite Exhibit G** (email string; revised Past Due Report (see page 2); and screenshot noting the date of the corrected report).

17. Notably, Ms. Wong's name should have never appeared in connection with Metro Apartments (The Beacon) on the May 11, 2016, Past Due Report, and Florida Housing should have been aware of that fact. Metro Apartments (The Beacon) was funded through the Tax Credit Exchange Program ("TCEP"), which was part of the American Recovery and Reinvestment Act of 2009 ("ARRA"). ARRA was part of what was commonly known as the "stimulus plan" adopted by Congress in the wake of the recession in 2008 and 2009. Originally submitted as an Application in Florida Housing's Universal Cycle in 2008, Metro Apartments (The Beacon) was formally submitted by Ark Development/Overtown I LLC. The contact person for the Applicant was Ms. Wong, who was identified as "Staff of the Developer." Composite Exhibit H (Application and Exhibits to the Application; see p. 2-3 of the Application). The Developer was identified in the Application as Carlisle Group I Development, LLC. Ms. Wong was, at that time, an employee of Carlisle Development Group ("Carlisle") and had been Carlisle's contact person with Florida Housing for a number of years. Although she was secretary of a number of Carlisle limited liability companies in years past, she resigned from all of those entities on September 13, 2013. See Exhibit I. Consequently, disqualification of St. Elizabeth, Marian Tower, and St. Andrew Towers I in connection with RFA 2015-111 was in error. See RFA, § Five.²

² As previously noted, Applicants in arrears to Florida Housing are deemed incligible for funding under the RFA in the following circumstances:

18. Florida Housing has been repeatedly advised, since December of 2013, that Ms. Wong is no longer affiliated with Carlisle and that she is now employed by Atlantic Pacific Communities. When her name has erroneously appeared on other Past Due Reports in connection with Carlisle properties, Florida Housing has been notified, and has made corrections to those reports. A summary of the most significant correspondence is as follows:

a. On December 19, 2013, Matthew Greer of Carlisle sent a letter to Steve Auger, executive director of Florida Housing, stating in relevant part as follows: "Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan's contact information is below." **Exhibit J**. Attached to Mr. Greer's email is a list of Carlisle properties, including "The Beacon (fka Metro)." *Id.*, p. 2. On that same day, Ms. Wong sent an email to Mr. Auger, with copies to Kevin Tatreau, Laura Cox, Ken Reecy, Brian McDonough, Jonathan Del Sol, and Matt Greer, attaching Mr. Greer's letter and the list of properties and stating: "Please see attached request to make Jonathon Del Sol the contact for all of

(Emphasis supplied).

An Application will be deemed incligible to be considered for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there remains <u>any financial obligations for which an Applicant or Developer</u> <u>or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in</u> <u>arrears to the Corporation or any agent or assignee of the Corporation</u> as reflected on the most recently published Past Due Report posted to the Corporation's Website under the link Property Owners & Managers/Past Due Reports (also accessible by clicking here), but not more recently than five (5) business days prior to the date the Committee meets to make a recommendation to the Board.

the listed Carlisle properties." Composite Exhibit K. On that same day, Ms. Cox forwarded Ms.

Wong's email to "special assets; compliance." Id.3

b. On Florida Housing's Past Due Report dated May 15, 2015, Ms. Wong's

name appears in connection with several Carlisle properties, including Metro Apartments (The

Beacon). Exhibit M.

c. On June 18, 2015, Jonathan Del Sol, then with Carlisle Property Management, sent a letter to several individuals at Florida Housing, as well as to the Florida Housing "FHFCAssetMgt" group. His email states in relevant part:

Good morning all,

In December of 2013 a request was made, please see attachment, for Liz Wong to no longer be a contact for any Carlisle properties. She is now an employee of Atlantic Pacific Communities. We pulled the past due reports as of 5/15/15 and Ms. Wong is still listed. We would greatly appreciate it if you could remove her from this report and any association with Carlisle. Due to the ongoing work Ms. Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues.

Composite Exhibit N (emphasis supplied). That same day, Laura Cox of Florida Housing replied

as follows: "I am forwarding your request to Kenny Derrickson. Kenny, or his designee, will

respond." Id.

d. Also on June 18, 2015, Kenny Derrickson forwarded Mr. Del Sol's email,

along with the response from Ms. Cox, to Jay Friedman, a Florida Housing loan servicing senior

analyst, with the following request: "Please update the past due report for the below." Composite

³ One week earlier, on December 12, 2013, Ms. Wong scnt a letter to numerous contacts at Florida Housing, including Mr. Auger and Ms. Cox, advising of her new email address and stating that "I am not receiving emails at <u>lwong@carlisledevelopmentgroup.com</u> If you have sent me any correspondence this week to the Carlisle email I have not received it, please re-send it to the Atlantic Pacific email." Composite Exhibit L. Ms. Cox also forwarded this email to "compliance; special assets." *Id.*

Exhibit O. Mr. Derrickson sent another email to Mr. Friedman eight minutes later, asking: "Can you have the one currently on the intranct changed as well?" *Id.* Mr. Friedman responded as follows: "Liz Wong is actually listed under the column 'Owner Entity.' I will remove Liz and replace with Jonathan Del Sol – and have the updated 5/15/2015 report on the Internet updated." *Id.*

e. A revised Past Due Report dated 05/15/2015 was then issued, with no reference to Ms. Wong in connection with any Carlisle properties. Exhibit P.

f. Ms. Wong's name does not appear on any subsequent monthly Past Due Reports until October 2, 2015, when she is listed in connection with a Carlisle development known as Palafox Landing. **Exhibit Q**, p. 2. On November 4, 2015, Mr. Del Sol of Carlisle Property Management sent another email to several individuals at Florida Housing, as well as to the group "FHFCAssetMgt" and stated as follows:

Good evening everyonc,

As a follow up to the original email, Ms. Wong still appears as a contact on the past due list for Palafox Landing as a member of Carlisle, please see attachment. [Mr. Del Sol attached all previous correspondence on this issue]. Please have her removed as she is no longer a contact. If you could please process this request as soon as possible, we would greatly appreciate it.

Composite Exhibit R, p. 2. The following day, Janet Peterson of Florida Housing forwarded Mr. Del Sol's email to Kenny Derrickson, stating in part: "I believe you've helped us once before, although whether it was for this development or another I'm uncertain." *Id.* Mr. Del Sol then forwarded Ms. Peterson's email to Ms. Wong, stating: "FYI. Should be a done deal shortly." *Id.*

g. Ms. Wong's name did not appear on any subsequent Past Due Report until

May of 2016, in connection with Metro Apartments (The Beacon). As previously noted, the May

2016 report has been corrected, and Ms. Wong's name no longer appears. **Composite** Exhibit G, p. 2.

19. As is apparent from the referenced communications with Florida Housing and the July 1, 2016, correction of the May 15, 2016, Past Due Report to remove any reference to Ms. Wong, her inclusion on the Past Due Report was in error. Thus, St. Elizabeth should not have been deemed ineligible to compete for an allocation of Housing Credits in connection with RFA 2015-111. Florida Housing's decision to deem St. Elizabeth as ineligible for funding is contrary to the RFA. Additionally, it is clearly erroneous, contrary to competition, arbitrary and capricious.

B. RA Level

20. When the Review Committee scored the Applications, St. Elizabeth was erroncously assigned an RA Level of 2 instead of 1.

21. The RFA, in section Four A.5.c.(2)(d) sets forth requirements for Applicants to demonstrate RA Levels by providing a letter from the U.S. Housing & Urban Development Department ("HUD") with specific information. This information is then used to establish an RA Level for the proposed development. The RFA requires as follows:

The Applicant must provide a letter from HUD or RD,⁴ as Attachment 7 to Exhibit A, which includes the following information:

(i) Name of the Development*;

(ii) Address of the Development;

(iii) Ycar built;

(iv) Total number of units that currently receive PBRA and/or ACC^5 if the proposed Development is funded;

⁴ RD stands for "Rural Development." The RD Program is affiliated with the U.S. Department of Agriculture.

⁵ These abbreviations refer to Project Based Rental Assistance and Annual Contributions Contract, which are HUD programs.

(v) Total number of units that will receive PBRA and/or ACC if the proposed Development is funded;

(vi) All HUD or RD financing program(s) originally and/or currently associated with the existing development; and

(vii) Confirmation that the Development has not received financing from HUD or RD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

*For purposes of this provision, the Name of the Development may be the name at the time of the PBRA or ACC award

The information provided in the HUD or RD letter will also be used to determine the Application's Rental Assistance (RA) Level Classification, as outlined in (3) below.

(Emphasis in the original RFA).

22. Section Four A.5.c.(3) of the RFA states that "[t]he total number of units that will receive rental assistance (i.e., PBRA and/or ACC), as stated in the Development Category qualification letter provided as Attachment 7, will be considered to be the proposed Development's RA units and will be the basis of the Applicant's RA Level Classification." (Emphasis supplied). Florida Housing then divides the number of RA units by the total number of units in the proposed development, which results in a percentage of total units that are RA units. Based on the formula outlined by Florida Housing in the RFA, in order to achieve an RA Level of 1, St. Elizabeth must show that all units will receive rental assistance (with the exception of up to two units) or that at least 100 units and greater than 50 percent of the total units will receive rental assistance. *Id.* Notably, the RFA does not require the Applicant or HUD to certify that no additional approvals from HUD are needed. This is in sharp contrast with other provisions of the RFA, which requires certifications for certain "Ability to Proceed" exhibits "as of Application deadline." RFA, Four, § A.5.f.

23. St. Elizabeth included the required letter from HUD as Attachment 7 to its Application. **Exhibit S**. The letter includes all of the information required by the RFA, and states that the number of units currently receiving PBRA and/or ACC is 99. *Id*. As to the number of units that <u>will</u> receive PBRA and/or ACC if the proposed Development is funded, the letter states the number as 100. *Id*. That number is followed by asterisk, where the following is stated: "HUD is currently processing a request from the owner to increase the number of units subsidized under a HAP Contract to 100 by transferring budget authority for the one additional unit from another Catholic Housing Services Section 8 project under Section 8(bb) in accordance with Notice H-2015-03." *Id*.⁶

24. If Florida Housing appropriately considers the number of units that "<u>will receive</u>" assistance, as is required in the RFA, the number is 100, and St. Elizabeth "<u>will receive</u>" 100 total assisted units. Because St. Elizabeth consists of 151 total units, when the RFA's formula is applied, 66.2% of St. Elizabeth's units will receive assistance. Thus, St. Elizabeth meets the RFA's criteria to receive an RA Level of 1, in that at least 100 units and greater than 50 percent of the total units will receive rental assistance. RFA, § Four A.5.c.(3).

25. St. Elizabeth is unsure why Florida Housing assigned it an RA Level of 2, which renders St. Elizabeth noncompetitive because of the RFA's application sorting order and selection process, as described in the previous section (i.e., Applications with an RA Level of 1 are sorted

⁶ Upon information and belief, HUD intended to refer in its letter to Catholic Health Services, Inc. ("CHS"), a Florida non-profit corporation that is the sole shareholder of the general partner of St. Elizabeth. *See* **Exhibit** T (Attachment 4 to the St. Elizabeth Application). HUD appears to be simply saying that it is processing a request from CHS to transfer from another CHS site one assisted unit in accordance with its relevant regulations. The transfer has since been approved. *See* **Composite Exhibit U** (Amendment to Project-Based Section 8 Housing Assistance Payments Contract Pursuant to Section 8(bb)(1) of the United States Housing Act of 1937). Numerous pages within these documents reference 100 units for St. Elizabeth. *Id*.

higher than Applications with higher RA levels). Given the plain language of the RFA secking <u>future information</u> about the number of assisted units if the Application is funded, Florida Housing should have accepted at face value St. Elizabeth's HUD letter stating that the "[t]otal number of units that will receive PBRA and/or ACC if the proposed Development is funded" is 100. Notably, St. Elizabeth's HUD letter used the exact language as in the RFA, i.e., "Total number of units that will receive PBRA and/or ACC if the proposed development is funded." HUD stated the number as 100, and that number should have been accepted by Florida Housing. Interestingly, Florida Housing routinely accepts certifications from other governmental officials without looking behind them, such as local government officials' signatures on Ability to Proceed forms. Florida Housing does not inquire as to whether additional steps must be taken before the certifications from those local government officials will be deemed final. HUD should have been accorded the same deference as to its letter included as Attachment 7 to the St. Elizabeth application. HUD stated that 100 units will be assisted, and that is the number that Florida Housing should have used to evaluate St. Elizabeth's application.

26. If, for some reason, Florida Housing determined that the language after the asterisk in the HUD letter concerning St. Elizabeth somehow made that letter "conditional" or otherwise nonbinding, that determination is arbitrary and capricious, given the conditional nature of the HUD or RD letters routinely submitted to Florida Housing.⁷ Below is a chart noting conditional language included in several other Applications submitted in connection with RFA 2015-111. All of these Applicants received an RA Level of 1. *See* Exhibit C.

⁷ As previously discussed, the RFA requires a letter from either HUD or the USDA's RD program to be included as Attachment 7 to an Application, depending on the source of assistance being received.

RFA	Application	Development Name	RA letters with conditional language that had
	Number		RA level 1
2015-111	2016-297C	Three Round Tower A	Selected for funding: Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-295C	Haley Sofge Preservation Phase One	Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-299C	Smathers Preservation Phase One	Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-282C	St. Johns River Apartments	RA Level 1 but ineligible: Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-111	2016-278C	Woodcliff Apartments	RA Level 1 hut ineligible: Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-111	2016-279C	Colonial Pincs	RA Level 1 but ineligible: Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."

See Composite Exhibit V (Attachment 7 from each of the Applications identified in the chart).

27. If the language in the HUD letter relating to St. Elizabeth can be deemed conditional, then certainly a subsequent "Subsidy Layering Review" by HUD should also be deemed at least as conditional, if not more so. *See* Attachment 7 letters relating to Application Nos. 2016-295C, 2016-297C, and 2016-299C (included in **Composite Exhibit V**). For mixed finance developments (and in general), HUD is required to determine whether the amount of assistance being provided for the development is more than necessary to make the assisted activity feasible after taking into account other governmental assistance. This is called a "subsidy layering

review." If a development doesn't fall within HUD underwriting criteria and is determined to be "oversourced," a Public Housing Agency ("PHA") must either (i) restructure the project so it complies with the requirements and resubmit the revised documentation to HUD for approval,⁸ or (ii) provide sufficient justification to HUD to allow HUD to approve the original proposal. Additionally, if a project is over-subsidized, HUD can require that the PHA reduce the level of rental assistance. *See generally* Fed. Reg., Vol. 79, No. 187, September 26, 2014, pp. 57955-57966 (providing guidelines that Housing Credit Agencies must follow in implementing subsidy layering reviews) (**Exhibit W**).

28. Similarly, the language in the USDA letters relating to Application Nos. 2016-282C, 2016-278C, and 2016-279C appears conditional, stating: "USDA Rural Development will consent to the transfer <u>if</u> all regulatory requirements are met." (Emphasis supplied). **Composite Exhibit V**. It is unclear precisely what transfer is being referred to in the letters, but the St. Johns River Apartments letter states that the number of units currently receiving PBRA is 45, and the number of units that will receive PBRA is 46.⁹ Yet St. Johns River Apartments received an RA Level of 1, while St. Elizabeth received an RA Level of 2, presumably because the number of units that "will receive" assistance is different from the number of units that "currently receive" assistance is different from the number of units that the transfer is no logical reason to treat the HUD letters in the St. Elizabeth and St. Johns River Apartments differently.

⁸ Such restructuring would necessarily involve a reduction in the number of units receiving assistance, which could affect the RA Level previously assigned by Florida Housing.

⁹ In order to receive an RA Level of 1, St. Johns River Apartments, which consists of 48 units, must have at least 46 assisted units. *See* RFA, § Four A.5.c.(3) ("All units receive rental assistance (with the exception of up to 2 units)" or "At least 100 units and greater than 50% of the total units"). St. Johns River Apartments does not qualify for the second criterion to be assigned RA Level 1, so it needs 46 units to meet the first criterion.

29. Moreover, Florida Housing has accepted conditional language in numerous HUD letters in previous RFAs without penalizing the Applicants in any manner. For example, the following Applicants that were funded in other RFAs submitted letters from HUD with conditional language:

<u>RFA</u>		Preservation Developments Selected for Funding	RA Letter Conditional Language
2014-104	2014-364C	Joe Moretti Phase Two	Attachment 5- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-104	2015-261C	Orange City Flats	Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-104	2015-258C	North Grove Apartments	Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."

Composite Exhibit X (HUD letters from each of the Applications referenced in the chart).

30. The failure to assign an RA Level of 1 to St. Elizabeth was contrary to the specifications of the RFA, which plainly contemplated a potential difference between the current number of units receiving assistance and the number of units that will receive assistance if the Application is funded.¹⁰ The language in the letters from HUD and USDA on behalf of the

¹⁰ This is perhaps best illustrated by the number of Preservation projects that have been divided for purposes of receiving funding. For example, in RFA 2015-104, Application No. 2015-241C (St. Andrew Tower II) received a HUD letter stating that the number of current units receiving assistance is 326 and the number that will receive assistance if the proposed Development is funded is 163. An asterisk after the latter number provided: "It is HUD's understanding that two separate applications are being submitted – one for each tower comprising St. Andrew Towers. If funded, HUD will consider a request from the owner to bifurcate the St. Andrew Towers HAP contract in order to facilitate the separate financing of each tower." **Exhibit** Y. St. Andrew Tower II was assigned RA Level 1 and was funded in connection with RFA 2015-104.

Applicants in the chart is contingent on the Applications being funded and either undergoing a HUD "subsidy layering review" or, in the USDA letters, meeting all regulatory requirements. Notably, the change from 99 assisted units to 100 by HUD was not contingent on the St. Elizabeth Application being funded by Florida Housing. The change has been made and is already effective. **Composite Exhibit U.** Florida Housing's failure to assign an RA Level of 1 to St. Elizabeth is clearly erroneous, contrary to competition, and arbitrary and capricious.

31. If St. Elizabeth had been deemed eligible to receive funding in connection with RFA 2015-111 and if St. Elizabeth had received an RA Level of 1, St. Elizabeth would have been recommended for an allocation of Housing Credits. Based on the application sorting order and the selection process described in the previous section of this Petition, St. Elizabeth, with a lottery number of 6, would have been funded right after Application No. 2016-297C, Three Round Tower A.

V. Disputed Issues of Material Fact and Law

- 32. Disputed issues of material fact include, but may not be limited to:
- Whether Florida Housing erred in determining that St. Elizabeth is ineligible for funding;
- Wbether Ms. Wong's name mistakenly appeared on Florida Housing's original Past Due Report dated May 11, 2016;
- Whether Florida Housing failed to exercise due diligence in determining whether Ms. Wong's name should have been on the original Past Due Report dated May 11, 2016;
- Whether Florida Housing's determination that St. Elizabeth is ineligible for funding is contrary to Florida Housing's governing statutes, rules or policies, or the specifications of the RFA;

- Whether Florida Housing's determination that St. Elizabeth is ineligible for funding is clearly erroneous;
- Whether Florida Housing's determination that St. Elizabeth is ineligible for funding is contrary to competition;
- Whether Florida Housing's determination that St. Elizabeth is ineligible for funding is arbitrary or capricious;
- Whether Florida Housing's assignment of an RA Level of 2 to St. Elizabeth was in error;
- Whether St. Elizabeth was entitled to an RA Level of 1 based on the plain language of the RFA and the plain language of St. Elizabeth's letter from HUD;
- Whether St. Elizabeth was entitled to an RA Level of 1 based on Florida Housing's treatment of conditional language in other Applicants' letters from HUD or the RD Program;
- Whether Florida Housing's assignment of an RA Level of 1 to St. Elizabeth was contrary to Florida Housing's governing statutes, rules or policies, or the specifications of the RFA;
- Whether Florida Housing's assignment of an RA Level of 1 to St. Elizabeth was clearly erroneous;
- Whether Florida Housing's assignment of an RA Level of 1 to St. Elizabeth was contrary to competition; and
- Whether Florida Housing's assignment of an RA Level of 1 to St. Elizabeth was arbitrary or capricious.

VI. Statement of Ultimate Facts

33. St. Elizabeth was entitled to be recommended for an allocation of Housing Credits in connection with RFA 2015-111. Florida Housing's determination that St. Elizabeth was incligible for funding was contrary to Florida Housing's governing statutes, rules or policies, and the specifications of the RFA. The determination also was clearly erroneous, contrary to competition, arbitrary or capricious. St. Elizabeth also was entitled to an RA Level of 1. Florida Housing's assignment of an RA Level of 2 to St. Elizabeth was contrary to Florida Housing's governing statutes, rules or policies, and the specifications of the RFA. The determination also was clearly erroneous, contrary to competition, arbitrary or capricious.

VII. Right to Amend

34. St. Elizabeth reserves the right to amend this petition if additional disputed issues of material fact or law become known during the course of discovery in this proceeding.

VIII. Statutes and Rules that Entitle Petitioner to Relief

34. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

IX. Demand for Relief

For the reasons expressed, St. Elizabeth respectfully requests that Florida Housing schedule the meeting required by section 120.57(3)(d)1., Florida Statutes, in an effort to resolve this protest. St. Elizabeth further requests that if the protest cannot be resolved, this Petition be forwarded to the Division of Administrative Hearings for a hearing in accordance with section 120.57(3)(d)3., Florida Statutes; that the Administrative Law Judge enter a Recommended Order determining that St. Elizabeth was entitled to an allocation of Housing

Credits in connection with RFA 2015-111; and that Florida Housing adopt that Recommended Order as a Final Order.

Respectfully submitted this 11th day of July, 2016.

Homa E. Blaston

Donna E. Blanton Florida Bar No. 948500 Radey Law Firm 301 South Bronough, Suite 200 Tallahassee, Florida 32301 (850) 425-6654 (850) 425-6694 (facsimile) <u>dblanton@radeylaw.com</u>

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand-delivery with Kate Flemming, Agency Clerk, and that a copy was provided by hand-delivery to Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 11th day of July, 2016.

Down E. Blasten

Donna E. Blanton

EXHIBIT A

RFA 2015-111 - Recommendations

Total HC Available for RFA	5,901,631.00
Total HC Allocated	5,874,751.00
Total HC Remaining	26,880.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 5157		Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Funding	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Greation Preference	Lottery Number	
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RD 515 Development In Medium or Small County Goal

None

Non-RD 515 Development Family Demographic Goal

Pineda Village Brevard M David O. Deutch Pinnacle Housing Grou CHA Developer, LLC	LC; F	1,350,000,00	N 23	Y	Y	Ý	Y	A	1	Y	8	
--	-------	--------------	------	---	---	---	---	---	---	---	---	--

Non RD S15 Development Applications with the Elderly or Persons with a Disability Demographic

2016-297C	Three Round Tower A	Miami-Dade	L	LAlberto Milo, Jr	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Ŷ	Y	Y	A	1	Ŷ	1
2016-294 C	Cathedral Towers	Duyal	L		Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Ŷ	A	1	¥	9
2016-281C	Isles of Pahokee Phase N	Palm Beach	Ļ	Matthew Rieger	HTG Isles of Pahckee II Developer, LLC: Pahckee Development Corporation	E	1,209,190.00	м	23	Y	Y	Y	Y	A	1	Ÿ	18
2016-2900	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12

On June 24, 2016, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicant to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest is accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EXHIBIT B



PHONE (850) 425-5654 #AX (850) 425-5694 WEB WWW.RADEYLAW.COM MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

June 29, 2016

Kate Flemming, Corporation Clerk Florida Housing Finance Corporation 227 North Bronough Street Suite 5000 Tallahassee, Florida 32301 RECEIVED

Re: Notice of Intent to Protest, RFA 2015-111 Proposed Funding Selections

Dear Ms. Flemming:

Pursuant to section 120.57(3), Florida Statutes, and rules 28-110.003 and 67-60.009, Florida Administrative Code, Applicant 2016-283C, St. Elizabeth Gardens Apartments, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on June 24, 2016, concerning Request for Applications 2015-111. A copy of the Board's proposed selections, as posted on the FHFC website, is attached to this notice. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely, E Bla

Donna E. Blanton

EXHIBIT C

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging. Classification	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Applic	ations																
2016-280C	Isles of Pahokee Phase I	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee Developer, LLC; Pahokee Development Corporation	F	1,124,828.00	N	23	¥	Y	¥	Y	А	1	Ŷ	11
2016-281C	Isles of Pahokee Phase II	Pairn Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	N	23	Y	¥	Y	¥	Ą	: 1	Y	18
2016-287C	Shull Manor Apartments	Brevard	м	Patti P Adams	Herman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Y	Y	В	1	Ŷ	4
2016-288C	Moore Landing	Brevard	м	David Q. Deutch	Pinnacle Housing Group, 1 LLC; CHA Developer, LLC	F	1,043,000.00	N	23	Y	Y	Y	Y	A	1	Ŷ	15
2016-289C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	8	1	Y	17
2016-2 90 C	Lummus Park Manor	Miami-Dade	L	Brianne E Keffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	¥	Y	Y	A	1	¥	12
2016-291¢	Hickory Knoll	Marion	м	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business In Florida as Southport Development Services, Inc.	F	940,000.00	N	23	Ŷ	Ý	Y	Y	А	1	Ŷ	13
2016-293C	Pineda Village	Brevard	м	David O Deutch	Pinnacle Housing Group, LLC: CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	¥	в
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, 11C	£	1,660,000 00	N	23	Y	Ŷ	Y	Y	A	1	Ŷ	9
2016-295C	Haley Sofge Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Haley Sofge Phase One Developer, LLC	É	1,660,000.00	N	23	¥	Y	Y	Y	A	1	Y	2
2016-296C	Lake Point Plaza	Miami-Dade	ι	Lewis V Swezy	Lewis V. Swezy; RS Development Corp	E	760,605.00	N	23	Y	Y	Y	Y	A	1	Y	3
2016-297C	+	Miami-Dade	L	Alberto Mila, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	¥	Y	A	1	Y	1
2016-298C	Trinity Towers East	Brevard	м	Rodger L. Brown, Jr.	Preservation of Affordable Housing LLC	E	1,050,661.00	N	23	Y	Y	¥	Y	A	1	Y	15
2016-299C	Smathers Preservation	Miami-Dade	L	Alberto Milo, Jr.	Smathers Phase One Developer, LLC	E	902,782.00	N	23	Y	Y	¥	Y	A	1	Ŷ	20

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
Ineligible Appl	ications																
2016-282C	St. Johns River Apartments	Putnam	s	I Thomas E Elvino	Flynn Development Corporation	E	340,520.00	N	23	Y	Y	Y	Y		1	Y	21
2016-284C	Marian Towers	Mlami-Dade	L	Flizabeth Wrong	Marian Towers Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	5
2016-285C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Ŷ	Ŷ	¥		1	Y	23
201 6 -278C	Woodcliff Apartments	Lake	м	FThomas E Elvan	Flynn Development Corporation	E	266,560.00	N	23	Y	Y Y	Y	Y		1	Y	19
2016-2 79 C	Colonial Pines	Lake	м	Thomas F Elvon	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Ŷ		1	Y	22
2016-283C	St. Elizabeth Gardens	Broward	L	I Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,402,702.00	N	Z3	Y	۲	Y	Ŷ		z	Y	6
17016-2860	Century Woods Apartments	Escambia	м		Royal American Development, Inc.	F	353,999.00	Y	23	Y	N	¥	Ŷ		6	Y	ю
	Hilltop Apartments	Madison	s	Kimberly	Royal American Bevelooment, Inc.	F	719,073.00	N	5	Y	Y	Ŷ	Y		1	Ŷ	24
2016-276C	Qrangewood Apartments	Bradford	s	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Y	23	Y	N	Ŷ	Y		6	Ŷ	7
2016-292C	Chipola Apartments	Jackson	s	David Schultz	Community Housing Partners Corporation	E	774,136.00	N	23	Y	Y	Y	Y		1	Y	14

On June 24, 2016, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

COMPOSITE EXHIBIT D

Exhibit A to RFA 2015-111 -- Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

1. Submission Requirements:

a. Application Withdrawal Disincentive:

The Applicant must indicate which of the following it elects to provide in the Application labeled "Original Hard Copy:"

 (1) \$25,000 Application Withdrawal Cash Deposit, as outlined in Section Three A.3. of the RFA.

Should the Applicant be eligible to receive a refund of the cash deposit, to whom should the refund check be made payable?

Catholic Housing for the Elderly and Handicapped, Inc.

If this information is not provided in the Application, the Corporation shall make the refund check payable to the Applicant.

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.
- b. Applicant Certification and Acknowledgement:

The Applicant must include a signed Applicant Certification and Acknowledgement form as **Attachment 1** to Exhibit A, as outlined in Section Four A.1.b. of the RFA.

2. Demographic Commitment:

The Applicant must select one (1) Demographic Commitment. The Applicant should refer to Section Four A.2, of the RFA hefore making a selection.

C a. Family

- b. Elderly The Applicant must indicate the type of Elderly Development:
 - ← (1) Elderly ALF
 - (2) Elderly Non-ALF
- C c. Person with a Disability

3. Applicant Information:

a. The Applicant must state the name of the Applicant:

St. Elizabeth Gardens Apartments, Ltd.
- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as Attachment 2.
- c. Is the Applicant applying as a Non-Profit organization?

@ Yes C No

If "Yes," in order to be considered to be a Non-Profit entity for purposes of this RFA, the Applicant must meet the definition of Non-Profit as set out in Rule Chapter 67-48, F.A.C., answer the following questions, and provide the required information.

- (1) Provide the following information for each Non-Profit entity as Attachment 3:
 - (a) The IRS determination letter;
 - (b) The description/explanation of the role of the Non-Profit entity;
 - (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
 - (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.
- (2) Answer the following questions:
 - (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?
 - C Yes @ No

If "No," is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a Non-Profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

GYes CNo

(b) Is the Applicant or one of its general partners or managing members a 501(c)(3) or 501(c)(4) Non-Profit entity or is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?

(c) Does the Non-Profit entity have an ownership interest, either directly or indirectly, in the general partner or general partnership interest or in the managing member or the managing member's interest in the Applicant?

GYes CNo

If "Yes," state the percentage owned in the general partnership or managing member interest: 100 %

(d) Percentage of Developer's fee that will go to the Non-Profit entity: 30 %

- (e) Year Non-Profit entity was incorporated (yyyy): 1986
- (f) Is the Non-Profit entity affiliated with or controlled by a for-profit entity within the meaning of Section 42(h), Internal Revenue Code?

C Yes C No

If "Yes," state name of the for-profit entity:

Click here to enter text.

d. Principals for the Applicant and for each Developer:

The Applicant must provide the required information for the Applicant and for each Developer as Attachment 4.

e. Contact Person for this Application:

First Name: Elizabeth Middle Initial: Click here to enter text. Last Name: Wong Street Address: 2950 SW 27th Avenue, Suite 200 City: Miami State: FL Zip: 33133 Telephone: 305-357-4725 Facsimile: 305-476-1557 E-Mail Address: Iwong@apcommunities.com Relationship to Applicant: Member of APC St. Elizabeth Development, LLC

4. Developer and Management Company Information:

- a. General Developer Information:
 - (1) The Applicant must state the name of each Developer (including all co-Developers):

St. Elizabeth Gardens Development, LLC

Click here to enter text.

Click here to enter text.

- (2) For each Developer entity listed at (1) above (that is not a natural person), the Applicant must provide, as Attachment 5, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.
- (3) General Development Experience:
 - (a) For each experienced Developer entity, the Applicant must provide, as Attachment 5, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A.4.a.(3)(a) of the RFA.

(b) The Applicant must indicate whether the criteria outlined in Section Four A.4.a.(3)(b) of the RFA is met.

• Yes C No

- b. General Management Company Information:
 - (1) The Applicant must state the name of the Management Company:

Catholic Housing for the Elderly & Handicapped, Inc.

(2) The Applicant must provide, as Attachment 6, a prior experience chart for the Management Company or a principal of the Management Company reflecting the required information as outlined in Section Four A.4.b. of the RFA.

5. General Development Information:

a. The Applicant must state the name of the proposed Development:

St. Elizabeth Gardens

- b. Location of Development Site:
 - (1) The Applicant must indicate the County: Broward
 - (2) Address of Development Site:

The Applicant must state (i) the address number, street name, and name of city and/or (ii) the street name, closest designated intersection, and either name of city or unincorporated area of county:

801 NE 33rd Street, Pompano Beach

- c. Development Category / Rental Assistance (RA) Level / Concrete Construction:
 - (1) The Applicant must indicate the applicable Development Category: <u>Acquisition and</u> <u>Preservation</u>
 - (2) The Applicant must answer the following questions and provide the required information:
 - (a) Indicate the estimated qualified basis in Rehabilitation expenses per set aside unit within one 24-month period for the buildings(s) being rehabilitated: \$ <u>32500</u>
 - (b) Indicate whether the existing affordable development is at least 75 percent occupied as of the Application Deadline?

Yes
 C No
 No

- (c) Provide the required HUD or RD letter as Attachment 7.
- Note: The Applicant should refer to Section Four A.5.c.(2) of the RFA before answering these questions.
- (3) Does the proposed Development qualify for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA?

G Yes C No

d. The Applicant must select one (1) applicable Development Type: Mid-Rise, 4-stories

Note: The Applicant should refer to Section Four A.5.d. of the RFA before making a selection.

- e. Number of Units in Proposed Development:
 - (1) The Applicant must state the total number of units: 151
 - (2) The Applicant must select the applicable item below:
 - (a) Proposed Development consists of 100% rehabilitation units
 - (b) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

<u>Click here to enter text.</u> new construction units <u>Click here to enter text.</u> rehabilitation units

- Note: The Applicant should refer to Section Four A.5.e. of the RFA before answering these questions.
- f. Ability to Proceed:

As outlined in Section Four A.5.f. of the RFA, the Applicant must provide the following information to demonstrate the Ability to Proceed elements as of Application Deadline:

- (1) Status of Site Plan Approval or Plat Approval. The Applicant must provide, as Attachment 8, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 11-14).
- (2) Appropriate Zoning. The Applicant must provide, as Attachment 9, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification that Permits are Not Required for this Development form (Form Rev. 11-14).
- (3) Availability of Electricity. The Applicant must provide, as Attachment 10, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Electricity form (Form Rev. 11-14).
- (4) Availability of Water. The Applicant must provide, as Attachment 11, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 11-14).
- (5) Availability of Sewer. The Applicant must provide, as Attachment 12, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance

Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 11-14).

- (6) Availability of Roads. The Applicant must provide, as Attachment 13, an acceptable letter from the Local Government or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14).
- 6. Proximity:

In order for the Application to meet the Mandatory requirement to provide a Development Location Point and to be eligible for proximity points that are not automatically awarded, the Applicant must provide an acceptable Surveyor Certification form as Attachment 14, as outlined in Section Four A.6.a. of the RFA. The form (Form Rev. 07-15) must reflect the Development Location Point and, if applicable, the Services information for the Bus or Rail Transit Service (if Private Transportation is not selected at question 6.b. below) and Community Services for which the Applicant is seeking points.

a. PHA or RD 515 Proximity Point Boost:

If the proposed Development qualifies for the PHA Point Boost or the RD 515 Point Boost, select (1) or (2) below and provide the required information.

- (1) PHA Point Boost The proposed Development qualifies for the PHA Point Boost because all of the units in the proposed Development are located on a site(s) with an existing Declaration of Trust between a Public Housing Authority and HUD as demonstrated in the letter provided as Attachment 14 (as outlined in Section Four A.6.b.(1)(a) of the RFA).
- (2) RD 515 Point Boost -- The proposed Development qualifies for the RD 515 Point Boost because the property has existing RD 515 funding as demonstrated in the letter provided as Attachment 17 (as outlined in Sections Four A.6.b.(1)(b) and Four A.11.b.(2) of the RFA).
- b. Private Transportation Transit Service:

If the Applicant selected the Elderly (ALF or Non-ALF) or Person with a Disability Demographic Commitment at question 2.b. or 2.c. above, does the Applicant commit to provide private transportation, as outlined in Section Four A.6.c.(1)(a) of the RFA, as its Transit Service?

🗅 Yes 🤅 No

7. Set-Aside Commitments:

All Applicants must complete questions a. and b. below:

a. Minimum Income Set-Aside per Section 42 of the IRC:

The Applicant must select one (1) of the following:

- C 20% of units at 50% Area Median Income (AMI) or lower
- 40% of units at 60% AMI or lower
- C

Deep rent skewing option as defined in Section 42 of the IRC, as amended

b. Total Set-Aside Breakdown Chart:

All Applicants must reflect on the Total Set-Aside Breakdown Chart below all income set-aside commitments (required set-asides and additional set-asides, including all required ELI Set-Asides, as well as the total set-aside percentage) by listing the percentage of residential units, stated in whole numbers, to be set aside at each selected AMI level:

	Total Set-Aside	Breakdown Chart
	Percentage of Residential	AMI Level
	Units	
	Enter Number%	At or Below 25%
1	Enter Number %	At or Below 28%
	Enter Number %	At or Below 30%
	20 %	At or Below 33%
	Enter Number %	At or Below 35%
	Enter Number %	At or Below 40%
	Enter Number %	At or Below 45%
	Enter Number %	At or Below 50%
	80 %	At or Below 60%
al Set-Aside	100 %	
Percentage:		

8. Site Control:

The Applicant must demonstrate site control by providing the following documentation as **Attachment 15**, as outlined at Section Four A.8. of the RFA:

- a. A fully executed eligible contract for purchase and sale for the subject property; and/or
- b. A recorded deed or recorded certificate of title; and/or
- c. A copy of the fully executed long-term lease.

Total

9. Construction Features:

All Applicants must select enough of the following additional Green Building Features so that the total point value of the features selected equals at least 10.

- Programmable thermostat in each unit (2 points)
- □ Humidistat in each unit (2 points)
- Water Sense certified dual flush toilets in all bathrooms (2 points)
- □ Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
- Energy Star qualified roof coating (2 points) *
- Energy Star qualified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
- □ Eco-friendly cabinets formaldehyde free and material must be certified by the Forest Stewardship Council or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
- Eco-Friendly flooring for entire unit Carpet and Rug Institute Green Label certified carpet and pad, barnboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
- □ High Efficiency HVAC with SEER of at least 16 (2 points) **
- Energy efficient windows in each unit (3 points) *

- Solution Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)
 - *The Applicant may choose only one option related to Energy Star qualified roofing.
 - **Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.
 - *See specific requirements per Development Type at Section Four A.9. of the RFA.

10. Resident Programs:

- a. If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.a. of the RFA):
 - After School Program for Children
 - Literacy Training
 - Employment Assistance Program
 - Family Support Coordinator
- b. If the Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.b. of the RFA):
 - Literacy Training
 - Ø Computer Training
 - Daily Activities
 - Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
 - Resident Assurance Check-In Program
- c. If the Applicant selected the Person with a Disability Demographic at question 2.c. above, the Applicant must select at least two (2) of the following resident programs (which are described at Section Four A.10.c. of the RFA):
 - □ Staff On-Site 24 Hours per Day
 - Employment Services
 - Resident Health Care Coordination Program
 - Resident Community-Based Services Coordination Program

11. Funding:

- a. Housing Credits:
 - The Applicant must state the Housing Credit Request Amount (annual amount): \$ 1402702
 - (2) Difficult Development Area (DDA) / Qualified Census Tract (QCT) / Multiphase Development:
 - (a) Is the proposed Development located in a HUD-designated DDA, as defined in Section 42(d)(5)(B)(iii), IRC, as amended?

ε Yes C No

If "Yes", indicate which DDA: Broward County

(b) If the proposed Development is not located in a HUD-designated DDA (as indicated by the Applicant in question (a) above), is it located in a QCT as defined in Section 42(d)(5)(B)(ii) of the IRC, as amended?

CYes CNo

If "Yes", indicate the QCT Number: <u>Click here to enter text</u>, and provide a copy of a letter from the local planning office or census bureau which verifies that the proposed Development is located in the referenced QCT as Attachment 16.

(c) Multiphase Development:

If the proposed Development is a phase of a multiphase Development, as outlined in Section Four A.11.a.(2) of the RFA, indicate which of the following applies:

 (i) The proposed Development is the first phase of a multiphase Development eligible for the HC boost.

ог

- (ii) The proposed Development is a subsequent phase of a multiphase Development eligible for the HC boost.
- b. Other Funding:
 - (1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:

Corporation File No.	Amount of Funding
Click here to enter text.	\$ Click here to enter text.

(2) If the proposed Development will be assisted with funding under the United States Department of Agriculture RD 515 Program and/or RD 538 Program, indicate the applicable program(s) below and provide the required documentation as Attachment 17:

□ RD 515 □ RD 538

c. Finance Documents:

All Applicants must complete the Development Cost Pro-Forma, the Detail/Explanation Sheet, if applicable, the Construction or Rehab Analysis, and the Permanent Analysis.

d. Non-Corporation Funding Proposals:

All Applicants must attach all funding proposals from the lender(s) or other source(s), as outlined in Section Four A.11.d. of the RFA. Insert the documentation for each source as a separate attachment to Exhibit A beginning with Attachment 18 and continuing with sequentially numbered attachments for each additional funding source.

e. Per Unit Construction Funding Preference:

Does the proposed Development qualify for the Per Unit Construction Funding Preference, as outlined at Section Four A.11.e. of the RFA?

Yes C No

Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify the particular Item to which the additional information or explanatory addendum applies.

Click here to enter text.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

- NOTES: (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C. Any portion of the fee that has been deferred must be included in Total Development Cost,
 - (2) Because Housing Credit equity is being used as a source of financing, complete Columns 1 and 2.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1. Column 3). The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
 - (4) In reference to impact fees, a tax professional's edvice should be sought regarding eligibility of these fees.
 - (5) For Application purposes, the maximum hard cost contingency allowed cannot exceed (i) 15%, unless the Development qualifies for the 20% option, or (ii) 20% in the event financing is obtained through a federal government rehabilitation program and is required by that program. In any case, the maximum soft cost contingency allowed cannot exceed 5%. For Application purposes, hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Limitations on these cost line items post-Application are provided in Rule Chapter 67-48, F.A.C. Operating Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An OOR is not permitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be steed.
 - (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
 - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF " ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS	(
Actual Construction Costs			
Accessory Buildings	<u> </u>	· · · · · · · · · · · · · · · · · · ·	
Demolition			<u> </u>
New Rental Units			
*Off-Site Work (explain in detail)		<u> </u>	
Recreational Amenities	350,000.00		350,000.00
Rehab of Existing Common Areas			
Rehab of Existing Rental Units	6,448,463.00		6,448,463.00
Site Work			
*Other (explain in detail)	·		<u> </u>
A1.1. Actual Construction Cost	\$6,798,463.00	\$	\$6,798,453.60
A1.2. General Contractor Fee ^{See Note (3)} (Max. 14% of A1.1., column 3)	\$ <u>950,537.00</u>	\$	\$950,537.00
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$7,749,000.00	\$	\$7,749,000.00
General Development Costs Accounting Fees	50,000.00		50,000.00
Appreisel	12,000.00		12,000.00

RFA 2015-111 DEVELOPMENT COST PRO FO			(Page 2 of 4)
	1 HC ELIGIBLE (HC ONLY)	2 HÇ INELIGIBLE	3 TOTAL
General Development Costs (Cont'd) Architect's Fee - Site/Building Design	350.000.00	<u>. </u>	350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	64,484.63	<u>. </u>	64,464.63
Building Permit	64,484.63		64,484,63
Brokerage Fees - Land/Buildings		<u></u>	
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	150,000.00		150,000.00
FHFC Administrative Fee		77,148,63	77,148.63
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee Note (6)		230,319.00	230,319.00
FHFC Credit Underwriting Fees		11,561.00	11,661.00
Green Bulkling Certification/ HERS Inspection Costs			. <u> </u>
*Impact Fees (list in detail)	···		
Inspection Fees			
Insurance	158,031.00		158,031.00
Legal Fees	240,000.00	60,000.00	300,000.00
Market Study	7,000.00		7,000.00
Marketing/Advartising		50,000.00	50,000.00
Property Taxes	75,500,00	<u> </u>	75,500.00
Soil Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	66,305.88		66,305,88
Utility Connection Fee		····	
*Other (explain in detail)		377,500.00	
A2. TOTAL GENERAL DEVELOPMENT COST	\$1,462,805.14_	\$809,628.63	\$2,272,434.77

FA 2015-111 DEVELOPMENT COST PRO FO			(Page 3 o
	1 HC ELIGIBLE	2	3
	(HC ONLY)	HC INELIGIBLE	TOTAL
Financial Costs	• -		
Construction Loan Origination/			
Commitment Fee(s)	59,090.91	22,159.09	81,250.00
Construction Loan Credit			
Enhancement Fee(5)			
Construction Loan interest	325,516.74	129,694.59	455,211.33
Permanent Loan Origination/			
Commitment Fee(s)		6,340.00	6,340.00
Permanent Loan Credit			
Enhancement Fee(s)		<u></u>	
Permanent Loan Closing Costs		4,113.20	4,113.20
Bridge Loan Origination/			
Commitment Fee(s)			······································
Bridge Loan Interest		· · · · · · · · · · · · · · · · · · ·	<u> </u>
Non-Permanent Loan(s) Closing			
Costs	17,727.27	6,647.73	24,375.00
"Other (explain in detail)			
AS. TOTAL FINANCIAL COSTS	\$ 402,334.92	\$166,954.61	\$571,289.53
M. CONTINGENCY RESERVES Sam Note (5)	\$1,223,471.74	\$	§ <u>1,223,471.74</u>
31. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ 3,480,000.00	\$	\$ 3,480,000.00
	•	•	•
32. *Other (explain in detail)	\$	»	•
C. DEVELOPMENT COST	\$ 14,317,612.80	\$ 978,583.24	\$ 15,296,195.04
(A1.3+A2+A3+A4+B1+B2)			
D. DEVELOPER'S FEE Boo Note (1)	\$2,442,300.00	\$	\$2,442,300.00
E. OPERATING DEFICIT REBERVES See Note (5)			
F. TOTAL LAND COST		\$3,020,000.00	\$3,020,000.00
G. TOTAL DEVELOPMENT COST See Note (7)	\$ 16,759,912.80	\$ 3,998,583.24	\$ 20,755,498.04

Detail/Explanation Sheet Totals must agree with Pro Forma. Provide description and amount for each item that ha	
Totals must some with Pro Forma. Provide description and amount for each item that ha	
completed on the Pro Forma.	is been
DEVELOPMENT COSTS	
Actual Construction Cost (es listed at Item A1.)	
Off-Site Work:	
Other:	
General Development Costs (as listed at item A2.)	· ·
Impact Fees:	
Other:	
Relocation Expense	
Financial Costs (as fisted at fiem A3.)	
Other:	
Acquisition Cost of Existing Developments (es listed at item B2.)	
Other:	

NOTE: Nother brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financiat or other guarantees required for the financing must be paid out of the Developer fee. Consulting feee include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

RFA 2015-111 DEVELOPMENT COST PRO FO	ORMA			(Page 1 of 2)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF DOCUMENTATIO	N
A. Total Development Costs	\$	20,758,496.04		
B. Construction/Rehab Funding Sources:				
 HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or In the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. 	\$	9,817,932.00	Attechment	18
2. First Mortgage Financing	\$	8,125,000.00	Attachment	19
3. Second Mortgage Financing	\$	5,926,750.00	Attechment	20
4. Third Mortgage Financing	\$		Attechment	
5. Grants	\$		Attachment	
6. HC Equity Bridge Loan	\$		Attachment	
7. USDA RD Finanding: a. RD 515 b. RD 538	\$ \$		Attachment Attachment	
8. Other:	\$		Attachment	
9. Other.	\$		Attachment	
10. Deferred Developer Fee	\$	2,442,300.00		
11. Total Construction/Rehab Sources	\$	26,311,882.00		
C. Construction/Rehab Funding Surplus (8.11. Total Construction/Rehab Sources Sources, less A. Total Development Costs):	<u>،</u>	5,553,485,98	(A negative number here	represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$20,756,498.04	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equily Proceeds	\$ <u>14,7</u> 26,898 <u>.00</u>	Altachment 18
2. First Mortgage Financing	\$634,000.00	Attachment 19
3. Second Mortgage Financing	\$5,926,750.00	Attachment 20
4. Third Mortgage Financing	\$	Attechment
5. Grants	\$	Atlechment
6. USDA RD Financing: a. RD 515 b. RD 538	\$	Attachment
7. Other:	\$	Attachment
8. Other	\$	Attachment
9. Deferred Developer Fee	\$2,442,300.00	
10. Total Permanent Funding Sources	5 <u>23,729,948.09</u>	
C. Permanent Funding Surplue (B.10. Totel Permanent Funding Sources, less A. Totel Development Costs):	\$ <u>2,971,451.98</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

(Page 2.of 2)



ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

COPY

SUBMITTED TO: Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

December 4, 2015

Attachment A

LIST OF PRINCIPALS

Appl Oved FHFC Advance Review

Applicant/Owner Entity:	St. Elizabeth Gardens Apartments, Ltd. A Florida limited partnership		
General Partner:	CHS St. Elizabeth Gardens, Inc. A Florida corporation		
Sole Shareholder:	Catholic Health Services, Inc.* A Florida not for profit corporation		
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Ralph E. Lawson, Chairman Joseph M. Catania, President Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary J. Patrick Fitzgerald, Esq., Assistant Secretary		
Board of Directors:	Patricia Palamara Rev. Msgr. Franklyn M. Casale Bud Farrey Mark Panciera Kenneth C. Fischer, MD Aurello Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo Rev. Alfred Cloffl, SThD, PhD		
Limited Partner (99.99% owner):	Howard D. Cohen &/or assigns		

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

Approved FHFC Advance Review

Developer:	St. Elizabeth Gardens Development, LLC [] A Florida limited liability company APC St. Elizabeth Development, LLC - Manager				
Member:	APC St. Elizabeth Development, LLC A Florida limited liability company Howard D. Cohen - Manager				
Member:	Kenneth Naylor				
Member:	Liz Wong				
Member:	Atlantic Pacific Communities, LLC				
	A Delaware limited liability company				
	Appreciation Holdings-Manager, LLC - Manager				
Members:	Howard D. Cohen Revocable Trust U/A/D 4/6/1993 Randy Weisburd				
	Kenneth Cohen				
	Stanley Cohen				
Member:	CHS St. Elizabeth Gardens Development, LLC				
	A Florida limited liability company				
	Catholic Health Services, Inc Manager				
Sole Member:	Catholic Health Services, Inc.*				
	A Florida not for profit corporation				
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Ralph E. Lawson, Chairman Joseph M. Catania, President				
	Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary				
	J. Patrick Fitzgerald, Esq., Assistant Secretary				
Board of Directors:	Patricia Palamara				
	Rev. Msgr. Franklyn M. Casale				
	Bud Farrey				
	Mark Panciera				
	Kenneth C. Fischer, MD				
	Aurelio Fernandez				
	Claudia de la Cruz				
	Aristides Pallin				
	Dr. Patrick Taylor				
	Paul Echelard				
	Christopher Catallo				
	Rev. Alfred Cioffi, SThD, PhD				

• This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

Exhibit A to RFA 2015-111 – Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

1. Submission Requirements:

a. Application Withdrawal Disincentive:

The Applicant must indicate which of the following it elects to provide in the Application labeled "Original Hard Copy:"

 (1) \$25,000 Application Withdrawal Cash Deposit, as outlined in Section Three A.3. of the RFA.

Should the Applicant be eligible to receive a refund of the cash deposit, to whom should the refund check be made payable?

Catholic Housing for the Elderly and Handicapped, Inc.

If this information is not provided in the Application, the Corporation shall make the refund check payable to the Applicant.

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.
- b. Applicant Certification and Acknowledgement:

The Applicant must include a signed Applicant Certification and Acknowledgement form as Attachment 1 to Exhibit A, as outlined in Section Four A.1.b. of the RFA.

2. Demographic Commitment:

The Applicant must select one (1) Demographic Commitment. The Applicant should refer to Section Four A.2, of the RFA before making a selection.

C a. Family

- 6 b. Elderly The Applicant must indicate the type of Elderly Development:
 - ← (1) Elderly ALF
 - (2) Elderly Non-ALF
- C c. Person with a Disability

3. Applicant Information:

a. The Applicant must state the name of the Applicant:

Marian Towers, Ltd.

- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as Attachment 2.
- c. Is the Applicant applying as a Non-Profit organization?

Yes CNo

If "Yes," in order to be considered to be a Non-Profit entity for purposes of this RFA, the Applicant must meet the definition of Non-Profit as set out in Rule Chapter 67-48, F.A.C., answer the following questions, and provide the required information.

- (1) Provide the following information for each Non-Profit entity as Attachment 3:
 - (a) The IRS determination letter;
 - (b) The description/explanation of the role of the Non-Profit entity;
 - (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
 - (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.
- (2) Answer the following questions:
 - (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?
 - C Yes @ No

If "No," is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a Non-Profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

C Yes C No

(b) Is the Applicant or one of its general partners or managing members a 501(c)(3) or 501(c)(4) Non-Profit entity or is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?

CYes © No

(c) Does the Non-Profit entity have an ownership interest, either directly or indirectly, in the general partner or general partnership interest or in the managing member or the managing member's interest in the Applicant?

If "Yes," state the percentage owned in the general partnership or managing member interest: 51%

(d) Percentage of Developer's fee that will go to the Non-Profit entity: 30 %

- (e) Year Non-Profit entity was incorporated (yyyy): 1986
- (f) Is the Non-Profit entity affiliated with or controlled by a for-profit entity within the meaning of Section 42(h), Internal Revenue Code?

C Yes © No

If "Yes," state name of the for-profit entity:

Click here to enter text.

d. Principals for the Applicant and for each Developer.

The Applicant must provide the required information for the Applicant and for each Developer as Attachment 4.

e. Contact Person for this Application:

First Name: Elizabeth Middle Initial: Click here to enter text. Last Name: Wong Street Address: 2950 SW 27th Avenue, Suite 200 City: Miami State: FL Zip: 33133 Telephone: 305-357-4725 Facsimile: 305-476-1557 E-Mail Address: lwong@apcommunities.com Relationship to Applicant: Member of APC Marian Towers Development, LLC

4. Developer and Management Company Information:

- a. General Developer Information:
 - (1) The Applicant must state the name of each Developer (including all co-Developers):

Marian Towers Development, LLC

Click here to enter text.

Click here to enter text.

- (2) For each Developer entity listed at (1) above (that is not a natural person), the Applicant must provide, as Attachment 5, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.
- (3) General Development Experience:
 - (a) For each experienced Developer entity, the Applicant must provide, as Attachment 5, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A.4.a.(3)(a) of the RFA.

- (b) The Applicant must indicate whether the criteria outlined in Section Four A.4.a.(3)(b) of the RFA is met.
- b. General Management Company Information:
 - (1) The Applicant must state the name of the Management Company:

Catholic Housing for the Elderly & Handicapped, Inc.

(2) The Applicant must provide, as Attachment 6, a prior experience chart for the Management Company or a principal of the Management Company reflecting the required information as outlined in Section Four A.4.b. of the RFA.

5. General Development Information:

a. The Applicant must state the name of the proposed Development:

Marian Towers

- b. Location of Development Site:
 - (1) The Applicant must indicate the County: Miami-Dade
 - (2) Address of Development Site:

The Applicant must state (i) the address number, street name, and name of city and/or (ii) the street name, closest designated intersection, and either name of city or unincorporated area of county:

17505 North Bay Road, Sunny Isles Beach

- c. Development Category / Rental Assistance (RA) Level / Concrete Construction:
 - The Applicant must indicate the applicable Development Category: <u>Acquisition and</u> <u>Preservation</u>
 - (2) The Applicant must answer the following questions and provide the required information:
 - (a) Indicate the estimated qualified basis in Rchabilitation expenses per set aside unit within one 24-month period for the buildings(s) being rehabilitated: \$ 32500
 - (b) Indicate whether the existing affordable development is at least 75 percent occupied as of the Application Deadline?
 - @ Yes C No
 - (c) Provide the required HUD or RD letter as Attachment 7.
 - Note: The Applicant should refer to Section Four A.5.c.(2) of the RFA before answering these questions.
 - (3) Does the proposed Development qualify for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA?

Yes
 C No
 No

d. The Applicant must select one (1) applicable Development Type: High Rise

Note: The Applicant should refer to Section Four A.5.d. of the RFA before making a selection.

- e. Number of Units in Proposed Development:
 - (1) The Applicant must state the total number of units: 220
 - (2) The Applicant must select the applicable item below:
 - (a) Proposed Development consists of 100% rehabilitation units
 - (b) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

<u>Click here to enter text.</u> new construction units <u>Click here to enter text.</u> rebabilitation units

- Note: The Applicant should refer to Section Four A.5.e. of the RFA before answering these questions.
- f. Ability to Proceed:

As outlined in Section Four A.5.f. of the RFA, the Applicant must provide the following information to demonstrate the Ability to Proceed elements as of Application Deadline:

- (1) Status of Site Plan Approval or Plat Approval. The Applicant must provide, as Attachment 8, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 11-14).
- (2) Appropriate Zoning. The Applicant must provide, as Attachment 9, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification that Permits are Not Required for this Development form (Form Rev. 11-14).
- (3) Availability of Electricity. The Applicant must provide, as Attachment 10, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure -- Electricity form (Form Rev. 11-14).
- (4) Availability of Water. The Applicant must provide, as Attachment 11, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 11-14).
- (5) Availability of Sewer. The Applicant must provide, as Attachment 12, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance

Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 11-14).

(6) Availability of Roads. The Applicant must provide, as Attachment 13, an acceptable letter from the Local Government or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14).

6. Proximity:

In order for the Application to meet the Mandatory requirement to provide a Development Location Point and to be eligible for proximity points that are not automatically awarded, the Applicant must provide an acceptable Surveyor Certification form as Attachment 14, as outlined in Section Four A.6.a. of the RFA. The form (Form Rev. 07-15) must reflect the Development Location Point and, if applicable, the Services information for the Bus or Rail Transit Service (if Private Transportation is not selected at question 6.b. below) and Community Services for which the Applicant is seeking points.

a. PHA or RD 515 Proximity Point Boost:

If the proposed Development qualifies for the PHA Point Boost or the RD 515 Point Boost, select (1) or (2) below and provide the required information.

- (1) PHA Point Boost The proposed Development qualifies for the PHA Point Boost because all of the units in the proposed Development are located on a site(s) with an existing Declaration of Trust between a Public Housing Authority and HUD as demonstrated in the letter provided as Attachment 14 (as outlined in Section Four A.6.b.(1)(a) of the RFA).
- (2) RD 515 Point Boost The proposed Development qualifies for the RD 515 Point Boost because the property has existing RD 515 funding as demonstrated in the letter provided as Attachment 17 (as outlined in Sections Four A.6.b.(1)(b) and Four A.11.b.(2) of the RFA).
- b. Private Transportation Transit Service:

If the Applicant selected the Elderly (ALF or Non-ALF) or Person with a Disability Demographic Commitment at question 2.b. or 2.c. above, does the Applicant commit to provide private transportation, as outlined in Section Four A.6.c.(1)(a) of the RFA, as its Transit Service?

7. Set-Aside Commitments:

All Applicants must complete questions a. and b. below:

a. Minimum Income Set-Aside per Section 42 of the IRC:

The Applicant must select one (1) of the following:

- 20% of units at 50% Area Median Income (AMI) or lower
- 40% of units at 60% AMI or lower
- C

Dccp rent skewing option as defined in Section 42 of the IRC, as amended

b. Total Set-Aside Breakdown Chart:

All Applicants must reflect on the Total Set-Aside Breakdown Chart below all income set-aside commitments (required set-asides and additional set-asides, including all required ELI Set-Asides, as well as the total set-aside percentage) by listing the percentage of residential units, stated in whole numbers, to be set aside at each selected AMI level:

(Total Sct-Aside Breakdown Chart			
	Percentage of Residential Units	AMI Level		
	Enter Number%	At or Below 25%		
	Enter Number %	At or Below 28%		
	Enter Number %	At or Below 30%		
	<u>20</u> %	At or Below 33%		
	Enter Number %	At or Below 35%		
	Enter Number %	At or Below 40%		
	Enter Number %	At or Below 45%		
	Enter Number %	At or Below 50%		
	<u>80</u> %	At or Below 60%		
al Set-Aside Percentage:	<u>100</u> %			
Leicentade:				

8. Site Control:

The Applicant must demonstrate site control by providing the following documentation as **Attachment 15**, as outlined at Section Four A.8. of the RFA:

- a. A fully executed eligible contract for purchase and sale for the subject property; and/or
- b. A recorded deed or recorded certificate of title; and/or
- c. A copy of the fully executed long-term lease.

Total

9. Construction Features:

All Applicants must select enough of the following additional Green Building Features so that the total point value of the features selected equals at least 10.

- Programmable thermostat in each unit (2 points)
- Humidistat in each unit (2 points)
- Water Sense certified dual flush toilets in all bathrooms (2 points)
- □ Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
- Energy Star qualified roof coating (2 points) *
- Energy Star qualified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
- Eco-friendly cabinets formaldehyde free and material must be certified by the Forest Stewardship Council or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
- □ Eco-Friendly flooring for entire unit Carpet and Rug Institute Green Label certified carpet and pad, bamboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
- High Efficiency HVAC with SEER of at least 16 (2 points) **
- Energy efficient windows in each unit (3 points)⁺

- Solution Florida Yards and Neighborhoods certification on all landscaping (2 points)
- ☑ Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)
 - *The Applicant may choose only one option related to Energy Star qualified roofing.
 - **Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.
 *See specific requirements per Development Type at Section Four A.9. of the RFA,

10. Resident Programs:

- a. If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.a. of the RFA):
 - After School Program for Children
 - □ Literacy Training
 - Employment Assistance Program
 - Family Support Coordinator
- b. If the Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.b. of the RFA):
 - Literacy Training
 - ⊠ Computer Training
 - Daily Activities
 - Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
 - Resident Assurance Check-In Program
- c. If the Applicant selected the Person with a Disability Demographic at question 2.c. above, the Applicant must select at least two (2) of the following resident programs (which are described at Section Four A.10.c. of the RFA):
 - □ Staff On-Site 24 Hours per Day
 - Employment Services
 - Resident Health Care Coordination Program
 - Resident Community-Based Services Coordination Program

11. Funding:

- a. Housing Credits:
 - The Applicant must state the Housing Credit Request Amount (annual amount): \$ <u>1660000</u>
 - (2) Difficult Development Area (DDA) / Qualified Census Tract (QCT) / Multiphase Development:
 - (a) Is the proposed Development located in a HUD-designated DDA, as defined in Section 42(d)(5)(B)(iii), IRC, as amended?

• Yes C No

If "Yes", indicate which DDA: Miami-Dade County

(b) If the proposed Development is not located in a HUD-designated DDA (as indicated by the Applicant in question (a) above), is it located in a QCT as defined in Section 42(d)(5)(B)(ii) of the IRC, as amended?

CYes CNo

If "Yes", indicate the QCT Number: <u>Click here to enter text</u>, and provide a copy of a letter from the local planning office or census bureau which verifies that the proposed Development is located in the referenced QCT as Attachment 16.

(c) Multiphase Development:

If the proposed Development is a phase of a multiphase Development, as outlined in Section Four A.11.a.(2) of the RFA, indicate which of the following applies:

 (i) The proposed Development is the first phase of a multiphase Development eligible for the HC boost.

or

- (ii) The proposed Development is a subsequent phase of a multiphase Development eligible for the HC boost.
- b. Other Funding:
 - (1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:



(2) If the proposed Development will be assisted with funding under the United States Department of Agriculture RD 515 Program and/or RD 538 Program, indicate the applicable program(s) below and provide the required documentation as Attachment 17:

🗆 RD 515 🔲 RD 538

c. Finance Documents:

All Applicants must complete the Development Cost Pro-Forma, the Detail/Explanation Sheet, if applicable, the Construction or Rehab Analysis, and the Permanent Analysis.

d. Non-Corporation Funding Proposals:

All Applicants must attach all funding proposals from the lender(s) or other source(s), as outlined in Section Four A.11.d. of the RFA. Insert the documentation for each source as a separate attachment to Exhibit A beginning with **Attachment 18** and continuing with sequentially numbered attachments for each additional funding source.

e. Per Unit Construction Funding Preference:

Does the proposed Development qualify for the Per Unit Construction Funding Preference, as outlined at Section Four A.11.e. of the RFA?

• Yes C No

Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify the particular Item to which the additional information or explanatory addendum applies.

Click here to enter text.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

- NOTES: (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C. Any portion of the fee that has been deferred must be included in Total Development Cost.
 - (2) Because Housing Credit equity is being used as a source of financing, complete Columns 1 and 2.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1. Column 3). The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
 - (4) In reference to impact fees, a tax professional's advice should be sought regarding eligibility of these fees.
 - (5) For Application purposes, the maximum hard cost contingency allowed cannot exceed (i) 15%, unless the Development qualifies for the 20% option, or (ii) 20% in the event financing is obtained through a federal government rehabiliation program and is required by that program. In any case, the maximum soft cost contingency allowed cannot exceed 5%. For Application purposes, hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Limitations on these cost line items post-Application are provided in Rule Chapter 67-48, F.A.C, Operating Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR is not permitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
 - (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
 - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Oetail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 57-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS			
Actual Construction Costs			
Accessory Buildings			
Demolition	,	. <u> </u>	, .
New Rental Units	<u> </u>		
*Off-Site Work (explain in detail)		· · · · · · · · · · · · · · · · · · ·	
Recreational Amenities	350,000.00		350,000.00
Rehab of Existing Common Areas			
Rehab of Existing Rental Units	8,453,052.50		8,453,052.50
Site Work	<u> </u>		
*Other (explain in detail)			
A1.1. Actual Construction Cost	\$ <u>8,803,052.50</u>	\$	\$8,803,052.50
A1.2. General Contractor Fee ^{See Note (3)} (Max. 14% of A1.1., column 3)	\$1,226,947.50	\$	\$
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$10,030,000.00	\$	\$
General Development Costs Accounting Fees	50,000.00	<u> </u>	50,000.00
Appraisal	12,000.00		12,000,00

(Fage 1 of 4)

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2015-111 DEVELOPMENT COST PRO FC		-	(Pag
	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
General Development Costs (Cont'd) Archited's Fee - Site/Building Design	350,000.00	·····	350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	84,530.53		84,530.53
Building Permit		<u> </u>	64,530.53
Brokerage Fees - Land/Buildings		<u> </u>	<u></u>
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	100,000.00		100,000.00
FHFC Administrative Fee		91,300.00	9 <u>1,300</u> .00
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee See Note (6)		287,303.00	287,303.00
FHFC Credit Underwriting Fees		11,661.00	11,861.00
Green Building Cartification/ HERS Inspection Costs		· · · · · · · · · · · · · · · · · · ·	<u>,</u>
*Impact Fees (list in detail)			
Inspection Fees			
Insurance	240,623.00		240,623.00
Legal Fees	240,000.00	60,000.00	300,000.00
Market Study	7,000.00		7,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes		198,000.00	195,000.00
Soil Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	53,063.75	53,063.75	105,127.50
Utility Connection Fee			
*Other (exp(ain in detail)		550,000.00	550,000.00
OTAL GENERAL DEVELOPMENT			

FA 2015-111 DEVELOPMENT COST PRO F	ORMA 1	2	(<u>Page 3 (</u> 3	
	HC ELIGIBLE (HC ONLY)	- HC INELIGIBLE	TOTAL	
Financial Costs	(
Construction Loan Origination/				
Commitment Fee(s)	151,066.25	62,203.75	213,270.00	
Construction Loan Credit				
Enhancement Fee(s)				
Construction Loan Interest	91 <u>9,405,45</u>	334,700.33	1,254,105.78	
Permanent Loan Ongination/				
Commitment Fee(s)		<u>62,</u> 160.00	62,160.00	
Permanent Loan Credit				
Enhancement Fee(s)		<u> </u>	<u> </u>	
Permanent Loan Closing Costs		40,327.52	40,327.52	
Bridge Loan Origination/				
Commitment Fee(s)		<u> </u>		
Bridge Loan Interest				
Non-Permanent Loan(s) Closing				
Costs	45,319.88	18,661.13	63,981.01	
*Other (explain in detail)	0.00	0.00_		
, TOTAL FINANCIAL COSTS	\$ 1,115,791.58	\$518,052.73	\$1,633,844.31	
CONTINGENCY RESERVES See Mare (5)	\$1,589,553.78_	\$	\$1,589,553.78	
. ACQUISITION COST OF EXISTING				
DEVELOPMENTS (EXCLUDING				
LAND) Existing Buildings	\$6,500,000.00	\$	\$6,500,000.00	
'Other (explain in detail)	\$	\$	\$	
DEVELOPMENT COST	\$ 20,682,093.17	\$ 1,822,380,48	\$ 22,504,473,65	
(A1.3+A2+A3+A4+B1+B2)	* <u> </u>	* <u>1,022,000,00</u>	• <u> </u>	
DEVELOPER'S FEE See Nate (1)	\$3,599,203.02	\$	\$3,599,293.02	
OPERATING DEFICIT RESERVES See Note (5)				
TOTAL LAND COST		\$5,500,000.00	\$5,500,000.00	
TOTAL DEVELOPMENT COST See Note (7)	\$ 24,281,386.19	\$7,322,360.48	\$ 31,603,766.67	

RFA 2015-111 DEVEL	OPMENT COST PRO FORMA	(<u>Page 4</u>)
Detail/Explanation Sh	eet.	
Totals must agree wit completed on the Pro	h Pro Forma. Provide description and amount for each item that has Forma.	i been
DEVELOPMENT COS	ſS	
Actual Constructi (as ilsted at item A1.)	on Cost	
Oft-Site Work:		
Other:		
General Develops (es listed at item A2)	nent Costs	
Impact Fees:		
Other:		
1	Relocation expenses.	
Financial Costa (es listed at item A3.)		
Other:		
Acquisition Cost ((as listed at itom B2.)	of Existing Developments	
Other:		

NOTE: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultante, construction management or supervision consultants, or local government consultants.

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RFA 2015-111 DEVELOPMENT COST PRO F	ORMA			(Page 1	of <u>2</u>)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT			
A. Total Development Costs	\$	31,603,766.67			
B. Construction/Rehab Funding Sources:					
 HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-In service date as determined by the 					
ApplicanL	\$	11,618,257.00	Attachment	18	
2. First Morlgage Financing	\$	21,327,000.00	Allachment	19	
3. Second Mortgage Financing	s	8,998,000.00	Attachment	20	
4. Third Mortgage Financing	\$		Attachment		
5. Grants	\$		Altachment		
6. HC Equity Bridge Loan	\$		Atlachment		
7. USDA RD Financing:					
a. RO 515	\$		Attachment		
b. RD 538	s		Atlachment		
8. Other:	_ s		Atlachment	<u> </u>	
9. Other:	s	,	Atlachment		
10. Deferred Developer Fee	\$	3,599,293.02			
11. Total Construction/Rehab Sources	\$	45,542,550.02			
C. Construction/Rehab Funding Surplus (B. 11, Total Construction/Rehab Sources Sources, 1ess A. Total Development Costs):	٤	13,93 8,783,35	(A negative number here	e represents a funding shortfall.)	

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

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RFA 2015-111 DEVELOPMENT COST PRO FORMA

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$31,603,766.67	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$ <u>17,428,</u> 257.00	Attachment18
2. First Mortgage Financing	5 6,216,000,00	Attachment 19
3. Second Mortgage Financing	\$ 8,998,000.00	Attachment 20
4. Third Mortgage Financing	\$	Attachment
5. Grants	\$	Atlachment
6. USDA RD Financing: e. RD 515 b. RD 538	\$ \$	Attachment
7. Other:	\$	Atlachment
8. Other:	\$	Atlachment
9. Deferred Developer Fee	\$3,599,293.02	
10. Total Permanent Funding Sources	\$36,241,550.02	
C. Permanent Funding Surplus (B.10. Total Permanent Funding Sources, less A. Total Development Costs):	\$4,637,783.35	(A negative number here represents a funding shortfall.)

(Page 2 of 2)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

2016-284C



MARIAN TOWERS Miami-Dade County

REQUEST FOR APPLICATIONS 2015-111

Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

COPY

SUBMITTED TO: Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

December 4, 2015
Attachmemt

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LIST OF PRINCIPALS

Applicated FHFC Advance Review 5/27/15 Marian Towers, Ltd. Applicant/Owner Entity: A Florida limited partnership Marian Towers GP, LLC General Partner: A Florida limited liability company APC Marian Towers, LLC - Manager APC Marian Towers, LLC Member: A Florida limited liability company APCHD MM Inc. - Manager Officers: Howard D. Cohen, Chief Executive Officer Kenneth Cohen, Vice President Stanley Cohen, Vice President Randy Weisburd, President Kenneth Naylor, Secretary Member: APCHD MM Inc. A Delaware corporation Howard D. Cohen, Director Howard D. Cohen Revocable Trust U/A/D 4/6/1993 Member: Sole Trustee & Beneficiary: Howard D. Cohen Member: CHS Mlami Beach Marian Towers, Inc. A Florida corporation Officers: Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Raiph E. Lawson, Chairman Joseph M. Catania, President Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary 3. Patrick Fitzgerald, Esq., Assistant Secretary **Board of Directors:** Patricia Palamara Rev. Msgr. Franklyn M. Casale **Bud Farrey** Mark Panciera Kenneth C. Fischer, MD Aurello Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo Rev. Alfred Cioffi, SThD, PhD

FHFC AGAZAGE Review 5/27/15

Sole Shareholder:

Catholic Health Services, Inc.* A Florida not for profit corporation

Limited Partner:

Howard D. Cohen &/or assigns

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

Marian Towers Development, LLC

Developer:	Marian Towers Development, LLC A Florida limited liability company APC Marian Towers Development, LLC - Manager
Member:	APC Marian Towers Development, LLC A Florida limited liability company Howard D. Cohen - Manager
Member: Member: Member:	Kenneth Naylor Liz Wong Atlantic Pacific Communities, LLC A Delaware limited liability company Appreciation Holdings-Manager, LLC - Manager
Members:	Howard D. Cohen Revocable Trust U/A/D 4/6/1993 Randy Weisburd Kenneth Cohen Stanley Cohen
Member:	CHS Miami Beach Marian Towers Development, LLC A Florida limited liability company Catholic Health Services, Inc Manager
Sole Member:	Catholic Health Services, Inc.* A Florida not for profit corporation
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Raiph E. Lawson, Chairman Joseph M. Catania, President Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary J. Patrick Fitzgeraid, Esq., Assistant Secretary
Board of Directors:	Patricia Palamara Rev. Msgr. Franklyn M. Casale Bud Farrey Mark Panciera Kenneth C. Fischer, MD Aurelio Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo Rev. Alfred Cloffi, SThD, PhD

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Cotholic Church in the United States.

Exhibit A to RFA 2015-111 – Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

1. Submission Requirements:

a. Application Withdrawal Disincentive:

The Applicant must indicate which of the following it elects to provide in the Application labeled "Original Hard Copy:"

 (1) \$25,000 Application Withdrawal Cash Deposit, as outlined in Section Three A.3. of the RFA.

Should the Applicant be eligible to receive a refund of the cash deposit, to whom should the refund check be made payable?

Catholic Housing for the Elderly and Handicapped, Inc.

If this information is not provided in the Application, the Corporation shall make the refund check payable to the Applicant.

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.
- b. Applicant Certification and Acknowledgement:

The Applicant must include a signed Applicant Certification and Acknowledgement form as **Attachment 1** to Exhibit A, as outlined in Section Four A.1.b. of the RFA.

2. Demographic Commitment:

The Applicant must select one (1) Demographic Commitment. The Applicant should refer to Section Four A.2. of the RFA before making a selection.

C a. Family

- b. Elderly The Applicant must indicate the type of Elderly Development:
 - (1) Elderly ALF
 - (2) Elderly Non-ALF
- C c. Person with a Disability

3. Applicant Information:

a. The Applicant must state the name of the Applicant:

St. Andrew Towers I, Ltd.

- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as Attachment 2.
- c. Is the Applicant applying as a Non-Profit organization?

© Yes C No

If "Yes," in order to be considered to be a Non-Profit entity for purposes of this RFA, the Applicant must meet the definition of Non-Profit as set out in Rule Chapter 67-48, F.A.C., answer the following questions, and provide the required information.

- (1) Provide the following information for each Non-Profit entity as Attachment 3:
 - (a) The IRS determination letter;
 - (b) The description/explanation of the role of the Non-Profit entity;
 - (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
 - (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.
- (2) Answer the following questions:
 - (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?
 - C Yes C No

If "No," is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a Non-Profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

C Yes G No

(b) Is the Applicant or one of its general partners or managing members a 501(c)(3) or 501(c)(4) Non-Profit entity or is the Applicant or one of its general partners or managing members a wholly-owned subsidiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?

C Yes C No

(c) Does the Non-Profit entity have an ownership interest, either directly or indirectly, in the general partner or general partnership interest or in the managing member or the managing member's interest in the Applicant?

• Yes C No

If "Yes," state the percentage owned in the general partnership or managing member interest: 51%

(d) Percentage of Developer's fee that will go to the Non-Profit entity: 30 %

- (e) Year Non-Profit entity was incorporated (yyyy): <u>1986</u>
- (f) Is the Non-Profit entity affiliated with or controlled by a for-profit entity within the meaning of Section 42(h), Internal Revenue Code?

C Yes C No

If "Yes," state name of the for-profit entity:

Click here to enter text.

d. Principals for the Applicant and for each Developer:

The Applicant must provide the required information for the Applicant and for each Developer as Attachment 4.

e. Contact Person for this Application:

First Name: Elizabeth Middle Initial: Click here to enter text. Last Name: Wong Street Address: 2950 SW 27th Avenue, Suite 200 City: Miami State: FL Zip: 33133 Telephone: 305-357-4725 Facsimile: 305-476-1557 E-Mail Address: Iwong@apcommunities.com Relationship to Applicant: Member of APC St. Andrew Towers I Development, LLC

4. Developer and Management Company Information:

- a. General Developer Information:
 - (1) The Applicant must state the name of each Developer (including all co-Developers):

St. Andrew Towers I Development, LLC

Click here to enter text.

Click here to enter text.

- (2) For each Developer entity listed at (1) above (that is not a natural person), the Applicant must provide, as Attachment 5, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.
- (3) General Development Experience:
 - (a) For each experienced Developer entity, the Applicant must provide, as Attachment 5, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A.4.a.(3)(a) of the RFA.

(b) The Applicant must indicate whether the criteria outlined in Section Four A.4.a.(3)(b) of the RFA is met.

© Yes C No

- h. General Management Company Information:
 - (1) The Applicant must state the name of the Management Company:

Catholic Housing for the Elderly & Handicapped, Inc.

(2) The Applicant must provide, as Attachment 6, a prior experience chart for the Management Company or a principal of the Management Company reflecting the required information as outlined in Section Four A.4.b. of the RFA.

5. General Development Information:

a. The Applicant must state the name of the proposed Development:

St. Andrew Tower I

- b. Location of Development Site:
 - (1) The Applicant must indicate the County: Broward
 - (2) Address of Development Site:

The Applicant must state (i) the address number, street name, and name of city and/or (ii) the street name, closest designated intersection, and either name of city or unincorporated area of county:

2700 NW 99th Avenue, Coral Springs

- c. Development Category / Rental Assistance (RA) Level / Concrete Construction:
 - The Applicant must indicate the applicable Development Category: <u>Acquisition and</u> <u>Preservation</u>
 - (2) The Applicant must answer the following questions and provide the required information:
 - (a) Indicate the estimated qualified basis in Rehabilitation expenses per set aside unit within one 24-month period for the buildings(s) being rehabilitated: \$ <u>32500</u>
 - (b) Indicate whether the existing affordable development is at least 75 percent occupied as of the Application Deadline?

@ Yes C No

- (c) Provide the required HUD or RD letter as Attachment 7.
- Note: The Applicant should refer to Section Four A.5.c.(2) of the RFA before answering these questions.
- (3) Does the proposed Development qualify for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA?

d. The Applicant must select one (1) applicable Development Type: High Rise

Note: The Applicant should refer to Section Four A.5.d. of the RFA before making a selection.

- e. Number of Units in Proposed Development:
 - (1) The Applicant must state the total number of units: 219
 - (2) The Applicant must select the applicable item below:
 - (a) Proposed Development consists of 100% rehabilitation units
 - (b) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

<u>Click here to enter text</u>, new construction units <u>Click here to enter text</u>, rehabilitation units

- Note: The Applicant should refer to Section Four A.5.e. of the RFA before answering these questions.
- f. Ability to Proceed:

As outlined in Section Four A.5.f. of the RFA, the Applicant must provide the following information to demonstrate the Ability to Proceed elements as of Application Deadline:

- (1) Status of Site Plan Approval or Plat Approval. The Applicant must provide, as Attachment 8, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 11-14).
- (2) Appropriate Zoning. The Applicant must provide, as Attachment 9, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification that Permits are Not Required for this Development form (Form Rev. 11-14).
- (3) Availability of Electricity. The Applicant must provide, as Attachment 10, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Electricity form (Form Rev. 11-14).
- (4) Availability of Water. The Applicant must provide, as Attachment 11, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 11-14).
- (5) Availability of Sewer. The Applicant must provide, as Attachment 12, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance

Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 11-14).

- (6) Availability of Roads. The Applicant must provide, as Attachment 13, an acceptable letter from the Local Government or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14).
- 6. Proximity:

In order for the Application to meet the Mandatory requirement to provide a Development Location Point and to be eligible for proximity points that are not automatically awarded, the Applicant must provide an acceptable Surveyor Certification form as Attachment 14, as outlined in Section Four A.6.a. of the RFA. The form (Form Rev. 07-15) must reflect the Development Location Point and, if applicable, the Services information for the Bus or Rail Transit Service (if Private Transportation is not selected at question 6.b. below) and Community Services for which the Applicant is seeking points.

a. PHA or RD 515 Proximity Point Boost:

If the proposed Development qualifies for the PHA Point Boost or the RD 515 Point Boost, select (1) or (2) helow and provide the required information.

- (1) PHA Point Boost The proposed Development qualifies for the PHA Point Boost because all of the units in the proposed Development are located on a site(s) with an existing Declaration of Trust between a Public Housing Authority and HUD as demonstrated in the letter provided as Attachment 14 (as outlined in Section Four A.6.b.(1)(a) of the RFA).
- (2) RD 515 Point Boost The proposed Development qualifies for the RD 515 Point Boost because the property has existing RD 515 funding as demonstrated in the letter provided as Attachment 17 (as outlined in Sections Four A.6.b.(1)(b) and Four A.11.b.(2) of the RFA).
- b. Private Transportation Transit Service:

If the Applicant selected the Elderly (ALF or Non-ALF) or Person with a Disability Demographic Commitment at question 2.b. or 2.c. above, does the Applicant commit to provide private transportation, as outlined in Section Four A.6.c.(1)(a) of the RFA, as its Transit Service?

C Yes C No

7. Set-Aside Commitments:

All Applicants must complete questions a. and b. below:

a. Minimum Income Set-Aside per Section 42 of the IRC:

The Applicant must select one (1) of the following:

- C 20% of units at 50% Area Median Income (AMI) or lower
- 40% of units at 60% AMI or lower
- C

Deep rent skewing option as defined in Section 42 of the IRC, as amended

b. Total Set-Aside Breakdown Chart:

All Applicants must reflect on the Total Set-Aside Breakdown Chart below all income set-aside commitments (required set-asides and additional set-asides, including all required ELI Sct-Asides, as well as the total set-aside percentage) by listing the percentage of residential units, stated in whole numbers, to be set aside at each selected AMI level:

	Total Set-Aside	Breakdown Chart
	Percentage of Residential Units	AMI Level
	Enter Number%	At or Below 25%
	Enter Number %	At or Below 28%
	Enter Number %	At or Below 30%
	<u>20</u> %	At or Below 33%
	Enter Number %	At or Below 35%
	Enter Number %	At or Below 40%
	Enter Number %	At or Below 45%
	Enter Number %	At or Below 50%
	<u>80</u> %	At or Below 60%
Total Set-Aside Percentage:	<u>100</u> %	

8. Site Control:

The Applicant must demonstrate site control by providing the following documentation as Attachment 15, as outlined at Section Four A.8. of the RFA:

- a. A fully executed eligible contract for purchase and sale for the subject property; and/or
- b. A recorded deed or recorded certificate of title; and/or
- c. A copy of the fully executed long-term lease.

9. Construction Features:

All Applicants must select enough of the following additional Green Building Features so that the total point value of the features selected equals at least 10.

- Programmable thermostat in each unit (2 points)
- Humidistat in each unit (2 points)
- Water Sense certified dual flush toilets in all bathrooms (2 points)
- □ Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
- Energy Star qualified roof coating (2 points) *
- □ Energy Star qualified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
- Eco-friendly cabinets formaldehyde free and material must be certified by the Forest Stewardship Council or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
- Eco-Friendly flooring for entire unit Carpet and Rug Institute Green Label certified carpet and pad, bamboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
- □ High Efficiency HVAC with SEER of at least 16 (2 points) **
- □ Energy efficient windows in each unit (3 points)[†]

- Solution Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)
 - *The Applicant may choose only one option related to Energy Star qualified roofing.
 - **Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.
 - [†]See specific requirements per Development Type at Section Four A.9. of the RFA.

10. Resident Programs;

- a. If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.a. of the RFA):
 - □ After School Program for Children
 - Literacy Training
 - Employment Assistance Program
 - □ Family Support Coordinator
- b. If the Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.b. of the RFA):
 - Literacy Training
 - Computer Training
 - Daily Activities
 - Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
 - 🖾 Resident Assurance Check-In Program
- c. If the Applicant selected the Person with a Disability Demographic at question 2.c. above, the Applicant must select at least two (2) of the following resident programs (which are described at Section Four A.10.c. of the RFA):
 - □ Staff On-Site 24 Hours per Day
 - Employment Services
 - Resident Health Care Coordination Program
 - Resident Community-Based Services Coordination Program

11. Funding:

- a. Housing Credits:
 - The Applicant must state the Housing Credit Request Amount (annual amount): \$ 1660000
 - (2) Difficult Development Area (DDA) / Qualified Census Tract (QCT) / Multiphase Development:
 - (a) Is the proposed Development located in a HUD-designated DDA, as defined in Section 42(d)(5)(B)(iii), IRC, as amended?

r Yes C No

If "Yes", indicate which DDA: Broward

(b) If the proposed Development is not located in a HUD-designated DDA (as indicated by the Applicant in question (a) above), is it located in a QCT as defined in Section 42(d)(5)(B)(ii) of the IRC, as amended?

CYes CNo

If "Yes", indicate the QCT Number: <u>Click here to enter text</u>, and provide a copy of a letter from the local planning office or census bureau which verifies that the proposed Development is located in the referenced QCT as Attachment 16.

(c) Multiphase Development:

If the proposed Development is a phase of a multiphase Development, as outlined in Section Four A.11.a.(2) of the RFA, indicate which of the following applies:

 (i) The proposed Development is the first phase of a multiphase Development eligible for the HC boost.

or

- (ii) The proposed Development is a subsequent phase of a multiphase Development eligible for the HC boost.
- b. Other Funding:
 - (1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:

Corporation File No.	Amount of Funding
Click here to enter text.	\$ Click here to enter text.

(2) If the proposed Development will be assisted with funding under the United States Department of Agriculture RD 515 Program and/or RD 538 Program, indicate the applicable program(s) below and provide the required documentation as Attachment 17:

□ RD 515 □ RD 538

c. Finance Documents:

All Applicants must complete the Development Cost Pro-Forma, the Detail/Explanation Sheet, if applicable, the Construction or Rehab Analysis, and the Permanent Analysis.

d. Non-Corporation Funding Proposals:

All Applicants must attach all funding proposals from the lender(s) or other source(s), as outlined in Section Four A.11.d. of the RFA. Insert the documentation for each source as a separate attachment to Exhibit A beginning with Attachment 18 and continuing with sequentially numbered attachments for each additional funding source.

e. Per Unit Construction Funding Preference:

Does the proposed Development qualify for the Per Unit Construction Funding Preference, as outlined at Section Four A.11.e. of the RFA?

@Yes CNo

Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify the particular Item to which the additional information or explanatory addendum applies.

Click here to enter text.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

- NOTES: (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C. Any portion of the fee that has been deferred must be included in Total Development Cost.
 - (2) Because Housing Credit equity is being used as a source of financing, complete Columns 1 and 2.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1. Column 3). The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Prolif.
 - (4) In reference to impact fees, a tax professional's advice should be sought regarding eligibility of these fees.
 - (5) For Application purposes, the maximum hard cost contrigency allowed cannot exceed (i) 15%, unless the Development qualifies for the 20% option, or (ii) 20% in the event financing is obtained through a federal government rehabilitation program and is required by that program. In any case, the maximum soft cost contingency allowed cannot exceed 5%. For Application purposes, hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Umitations on these cost line items post-Application are provided in Rule Chapter 67-48, F.A.C. Operating Deficit Reserves (ODR) are not to be included in C, DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR is not parmitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
 - (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
 - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS Actual Construction Costs Accessory Bulkdings			·
DemoStion			<u> </u>
New Rental Units			·
*Off-Site Work (explain in detail)			
Recreational Amenities	332,500.00	17,500.00	350,000.00
Rehab of Existing Common Areas	·		····
Rehab of Existing Rental Units	8,414,530.50		8,414,530.50
Site Work			
*Other (explain in detail)			
A1.1. Actual Construction Cost	\$8,747,030.50	\$17,500.00	\$8,764,530.50
A1.2. General Contractor Fee ^{5— Note (3)} (Max. 14% of A1.1., column 3)	\$1,221,459.50	\$	\$1,221,469.50
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$9,958,590.00	\$17,500.00	\$9,986,000.00
General Development Costs Accounting Fees	50,000.00		50,000.00
Appraisal	12,000.00		12,000.00

.

2015-111 DEVELOPMENT COST PRO F	1	2	3
	HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	TOTAL
General Development Costs (Cont'd) Architect's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	B4,145.31		84,145.31
Bullding Permit	84,145.31		84,145.31
Brokerage Fees - Land/Bulldings			
Cepital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	100,000.00		100,000.00
FHFC Administrative Fee		91,300.00	91,300.00
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee See Note (6)		276,089.00	276,089.00
FHFC Credit Underwriting Fees	<u> </u>	<u> </u>	11,661.00
Green Building Certification/ HERS Inspection Costs			
*Impact Fees (list in detail)			
Inspection Fees			
Insurance	229,862.50	·	229,862.50
Legal Fees	240,000.00	60,000.00	300,000.00
Market Study	7,000.00		7,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes	153,000.00	·	153,000.00
Soll Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	65,113.50	<u> </u>	85,113.60
Utility Connection Fee			
"Other (explain in detail)		547.500.00	547,588.60

RFA 2015-111 DEVELOPMENT COST PRO F	1	2	<u>(Pege</u> 3
	HC ELIGIBLE (HC DNLY)		TOTAL
Financial Costs			
Construction Loan Origination/ Commitment Fee(s)	94,284.00	36,656.00	130,950.00
Construction Loan Credit Enhancement Fee(s)			
Construction Loan Interest	508,398.16	329,182.07	837,580.23
Permanent Loan Origination/			
Commitment Fee(s)			36,140.00
Permanent Loan Credit			
Enhancement Fee(s)			
Permanent Loan Closing Costs		24,744.07	24,744.07
Bridge Loan Origination/			
Commitment Fee(s)			
Bridge Loan Interest			
Non-Permanent Loan(s) Closing			
Costs	28,285.20	10,999.80	
*Other (explain in detail)		·	
3. TOTAL FINANCIAL COSTS	\$630,967,36	\$439,731,94	\$1,070,899,30
M. CONTINGENCY RESERVES Bee Note (5)	\$1,578,390.83	\$	\$1,578,390.83_
1. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ 2,682,000.00	s	\$ 2,682,000.00
		•	* <u>x,002,000,00</u>
2. *Other (explain in detail)	\$	\$	\$
C, DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ <u>16,489,124.81</u>	\$1,496,781.94	\$ 17,976,906.75
D. DEVELOPER'S FEE 5-0 Note (1)	\$ 2,876,104.20		E 2 876 404 90
	\$ 2,876,104.20	*	\$ 2,876,104.20
E. OPERATING DEFICIT RESERVES ^{Base Note (9)}			
TOTAL LAND COST		\$ 4,818,000.00	\$4,818,000.00_
3. TOTAL DEVELOPMENT COST See Natu (7)	\$ 19,356,229.01	\$ 6,314,781.94	\$ 25,671,010.95

(FA 2015-111 DEVE	LOPMENT COST PRO FORMA	
etail/Explanation S	heet	
otals must agree wi ompleted on the Pro	ith Pro Forma. Provide description and amount for each item that has been o Forma.	
EVELOPMENT COS	its	
Actual Construct (as listed at item A1)	tion Cost	
Off-Site Work		
Other:		
General Develop (as listed at Itam A2.)	ment Costs	
Impact Fees:		
Othe r.	L	
	Relocation expenses.	
Financial Costs (as listed at item A3)		
Other.		
Acquisition Cost (as listed at item 82.)	of Existing Developments	
Other:		
	1	

NOTE. Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be peid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

RFA 2015-111 DEVELOPMENT COST PRO F	ORMA			(Pear 1 of 2)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF DOCUMENTATIO	
A. Total Development Costs	\$	25,671,010.95		
B. Construction/Rehab Funding Sources:				
 HC Equity Proceeds Pald Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. 	\$	11,616,838.00	Attachment	18
2. First Mortgage Financing	\$	13,095,000.00	Attachment	19
3. Second Montgage Financing	\$	5,299,800.00	Atlachment	20
4. Third Mortgage Financing	\$		Attachment	
5. Grante	\$		Attachment	
6. HC Equity Bridge Loan	\$		Attachment	
7, USDA RD Finanding: a. RD 515 b. RD 538	\$		Attachment Attachment	_
8. Other:	\$		Attachment	
9. Other:	\$		Attachment	
10. Deferred Developer Fee	\$	2,876,104.20		
11. Total Construction/Rehab Sources	\$	32,669,742.20		
C. Construction/Rehab Funding Surplus (B.11, Total Construction/Rehab Sources Sources, lass A. Total Development Costs):	٤	7,218,731,25	(A negative number here	e represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

LOCATION OF PERMANENT ANALYSIS AMOUNT DOCUMENTATION 25,871,010.95 A. Total Development Costs \$ B. Permanent Funding Sources: 1. HC Syndication/HC Equity Proceeds \$ 17,428,257.00 Attachment 18 \$ 3,814,000.00 Attachment 19 2. First Mortgage Financing 20 3. Second Mortgage Financing \$ 5,299,800.00 Attachment \$_____ 4. Third Mortgage Financing Attachment 5. Grants \$ _____ Atlachment 6. USDA RD Financing: a. RD 515 Attachment b. RD 538 Atlachment 7. Other: _____ \$___ _____ Attachment \$____ Attachment 8. Other: ____ \$ 2,876,104.20 9. Deferred Developer Fee 10. Total Permanent Funding Sources \$ 29,418,161.20

C. Permanent Funding Surplus

(B.10. Total Permanent Funding Sources, less A. Total Development Costs):

3,747,150.25 (A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

\$

(Page 2 p(2)

2016-285C



ST. ANDREW TOWER I Broward County

REQUEST FOR APPLICATIONS 2015-111

Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

COPY

SUBMITTED TO: Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

December 4, 2015

Attachment A

LIST OF PRINCIPALS

FHFC Advised Beview 5/23/15

Applicant/Owner Entity:	St. Andrew Towers I, Ltd.
	A Florida limited partnership
	Renotida initica paraletanip
Concerned Destructor	St. Andrew Toward LCB, LLC
General Partner:	St. Andrew Towers 1 GP, LLC
	A Florida limited liability company
	APC St. Andrew Towers I, LLC - Manager
A 4	APC St. Andrew Towers I, LLC
Member:	•
	A Florida limited liability company
	APCHD MM Inc Manager
045100000	Howard D. Cohen, Chief Executive Officer
Officers:	
	Kenneth Cohen, Vice President
	Stanley Cohen, Vice President
	Randy Weisburd, President
	Kenneth Naylor, Secretary
Member:	APCHD MM Inc.
	A Delaware corporation
	Howard D. Cohen, Director
Member:	Howard D. Cohen Revocable Trust U/A/D 4/6/1993
Sole Trustee & Beneficiary:	Howard D. Cohen
Manufact.	CHS St. Andrew Towers 1, Inc.
Member:	
	A Florida corporation
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary
Office. 5.	Ralph E. Lawson, Chairman
	Joseph M. Catania, President
	• •
	Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary
	J. Patrick Fitzgerald, Esq., Assistant Secretary
Board of Directors:	Patricia Palamara
board of birdeloid.	Rev. Msgr. Franklyn M. Casale
	Bud Farrey
	Mark Panciera
	Kenneth C. Fischer, MD
	Aurelio Fernandez
	Claudia de la Cruz
	Aristides Pallin
	Dr. Patrick Taylor
	Paul Echelard
	Christopher Catallo
	Christopher Catallo Rev. Alfred Cioffi SThD, PhD
	Rev. Alfred Cioffi, SThD, PhD

Page 1 of 3



Sole Shareholder:

Catholic Health Services, Inc.* A Florida not for profit corporation

Limited Partner:

Howard D. Cohen &/or assigns

* This entity is a 501(c)(3) not far profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

FHFG Add use Review

Developer:	St. Andrew Towers I Development, LLC
	A Florida limited liability company
	APC St. Andrew Towers Development, LLC - Manager
Member:	APC St. Andrew Towers I Development, LLC
	A Florida limited liability company
	Howard D. Cohen, Manager
Member:	Kenneth Naylor
Member:	Liz Wong
Member:	Atlantic Pacific Communities, LLC
	A Delaware limited liability company
	Appreciation Holdings-Manager, LLC - Manager
Members:	Howard D. Cohen Revocable Trust U/A/D 4/6/1993
	Randy Weisburd
	Kenneth Cohen
	Stanley Cohen
Member:	CHS St. Andrew Towers Development, LLC
	A Florida limited liability company
	Catholic Health Services, Inc Manager
Sole Member:	Catholic Health Services, inc.*
	A Florida not for profit corporation
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary
	Ralph E. Lawson, Chairman
	Joseph M. Catania, President
	Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary
	J. Patrick Fitzgerald, Esq., Assistant Secretary
Board of Directors:	Patricia Palamara
	Rev. Msgr. Franklyn M. Casale
	Bud Farrey
	Mark Panciera
	Kenneth C. Fischer, MD
	Aurelio Fernandez
	Claudia de la Cruz
	Aristides Pallin
	Dr. Patrick Taylor
	Paul Echelard
	Christopher Catallo
	Rev. Alfred Cioffi, SThD, PhD

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church In the United States.

COMPOSITE EXHIBIT E

Kate Flemming

From: Sent: To: Subject: Kenny Derrickson Monday, June 06, 2016 12:08 PM Kevin Tatreau FW: Past Dues

From: Kenny Derrickson Sent: Thursday, June 02, 2016 10:09 AM To: Ken Reecy <Ken.Reecy@floridahousing.org> Subject: RE: Past Dues

Yes, until the COB the day prior to the meeting.

From: Ken Reecy Sent: Thursday, June 02, 2016 10:08 AM To: Kenny Derrickson <<u>Kenny.Derrickson@floridahousing.org</u>> Subject: Re: Past Dues

Thanks, Kenny! ...but they still have time to become compliant before the review committee, correct?

Get Outlook for iOS

On Thu, Jun 2, 2016 at 6:47 AM -0700, "Kenny Derrickson" <<u>Kenny.Derrickson@floridahousing.org</u>> wrote:

Hi Ken,

These are the past dues as of today. These will change as payments are received.

RFA – 2016-103 2016-331CL – On PDR for Flagler Village-\$250 late filing fee for TCEP (Paul Missigman)

RFA – 2016-102 2016-329CS – On PDR for Howell Branch Cove-\$250 late filing fee for TCEP (Scott G Oropeza)

RFA – 2015-111 2816-283C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong) 2816-284C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong) 2816-285C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong) 2016-290C – On PDR for Johnson Kenneth Court-\$250 late filing fee for TCEP (J. David Page, Scott Seckinger) 2016-291C – On PDR for Johnson Kenneth Court-\$250 late filing fee for TCEP (J. David Page, Scott Seckinger)

Kate Flemming

From: Sent: To: Subject: Kenny Derrickson Wednesday, June 08, 2016 7:47 AM Melanie Housholder; Diane Rommel Fwd: Past dues

Meeting isn't til 2 so we have time.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message ------From: Kenny Derrickson <Kenny.Derrickson@floridahousing.org> Date: 6/8/16 7:24 AM (GMT-05:00) To: Melanie Housholder <Melanie.Housholder@floridahousing.org>, Diane Rommel <Diane.Rommel@floridahousing.org> Subject: Past dues

Good Morning, Can you see if any more late fees have come in for the rfa meeting this morning? I believe that was all that were on this rfa. Thanks

Sent from my Verizon, Samsung Galaxy smartphone

EXHIBIT F

				Past Du	Past Due Report - us a [05/11/2016	9101			
Developry/Contast	Pruperty Name	Owmen Emily		Punding Source(s)	County	Original Loss Ameubl	Lie n-Pasition	Servicen' Trustet	Cummetta
Affurdable Realty and Housing Durp T.J. Fulkerson	Neibutrne Sstates [Affordable Realty und Housing Com	TJ Fulkerston	HC 1990-048	Herrundo	N'A	N'A	FHEC	HC - Over FHPC HC (RD) complement moneums for a u \$450 Jun \$ 11 Julis, including public for 6823 due 707/2014 Last contracted the Personer on 3/25/2015
A Bredakky Citrus Gien Ken Dawo	Conte Glea	risey. Inc	Alfordable/Citrus Glen, İze ; Ennity Badgeı, Kenneth Dixan	SATT 933-013 HC 1994L-006	Orange	\$1 675 600 00	2nd	FHEC/SA	Her, Gwei FHE, 2016 HC europhurge manifolosy fazor s'e \$1,256 Luit oordawad ite Bouwier un 2016 2014 Luon mutarud 6/2815 Demand letter sent monthly, hat won 42/2016 Owes 2014 -2016 SAR Sprinter Ees and hat edatyset is to \$11,956 23 that its First Housing Development Corporation
Alda and Omega Przedom Mitzbrite Inc. Lotralic Giltzpie	(genuc) Hence	Alpia and Ornega Freedom Ministrice Inc	Al pha, and Courge Prodott Milnetrict line	SAIL, REP 2008-01-07	Hards	\$1,577,186	Seeond	Sike	Stall - Paul See for Safy Angued September Collabora, Neurether, Derenhert Human, Fernanzy Harres, April and Ang Terawal anazone payment toking \$10,004.20 and "Law, Safy Janguat September. October, Neurether Desember Januer, Felanes Manek April and Mit, Breifaermeit September. October, 15:15:4–15:4.5 and series and the set of the Safe Sector Sanaka April and Mit, Breifaermeit Garavis Faulues Science Safe Sector Sanaka April and Safe Sector paid and synthesis to concern particular software body and the set of the Safe Sector Safe Sector paid and synthesis to concern particular software body and the set of the Safe Sector Safe Sector paid and Safe Sector paid and powerel Burtows their the requestion and approximation to an exponent Sector set on the sector sector set of the STEC on K-15:5 a concut set of the Safe Sector S
AMR et Prosectia Sm Restei	Lulfsen Ekvuang	ANR at Pensacula	AMR al Pennes cia los	HOME 1997HR-037	Escambre	\$427 000	Second	SMG	SOL ² - Fullare to belient copera of monthly subcreated for TR2 and R628 enjoys account Serviral Inspects/how twom much to use in these and developed that four much area strateging to solicit the request retransmical area to pervise with most pervise subcreated. Social Glove, you in 0.0212 Soci Receptone: 11/1.125 Socie emails to PEPC for typelate 12/2.215 and 22/516 a request for updated adarmotives way seed to the horavest. Send follow up reminder to horavest doi:10.00000000000000000000000000000000000
Artadu Kousing Authority Beeth Sine Merser	Cyprest Serior Vittage	Cyptzrz Stnior Village, LLC Areadia Housing Authority	Areadia Houring Authority	PLP 2005-075	DeSom	DODIOSEX	Second	FHEC/SA	1942 - Lakon metangdan 9, 12:11 - Shanwar wett small starug Day ar a unable 'e spasa't tean en 1971 D. Demand Juker neut monthby, iant cant 429:16 - Amount dawn i'e'e \$333,117 64 1
Arlunii: Yesitag Perrzers, LLLP Tricia Dooty	Howell Branch Cove	Hpwell Stanch Cove Ltd	[Stowll Birrich Carlo I Mangtern, L. C. C. Howall Branch NG OP, L. C. C. Howall Branch NG OP, Multisprant Braining & Nucliaborhaua Greecing & Nucliaborhaua Greecing A. Smith Zhin Surano. Zobert Bilgern Stans Sciff. Surano. Zobert Bilgern Surano. Zobert Scimator. Fundar Elitoi Marganite Harmandez: Fundar Elitoi	2010-94 2010-94 2010-94 2010-91-572	Servinsie	92, 800,000	Second	Filtr	ינכיביים (עומיבינוי) ערביים או ערביים איניים אי איניים איניים br>איניים איניים
Bent Etell Cannu ualites LLC Donuld W. Pastan	Olive Grove Apathechis	Olive Gruve Apartmonts Esmilled Partmonship	Olive Grove Apartments Lumited Partnership, Besnelicial Olive Grove, ELC and RLI Besnelicial Developments P LUC, as well as Dopald W. Paadoon and Robert Lonus, Individualle	8.572010-04 3010-14/2009-1910:2010- 0430:X	Volum	5 OTS JOID OTE	NVA.	PHIX/FHFC	IFZEP - Over 53500 kite tes far Farinze to schemi 2013 Askileel Framewich and NR-4 Serm 5x 5 252415. Failure to polympit 2015 Audiract Enumaials and SR-1 (sim: Lute Re-invoice scal out on 5 (1670).
	The Keys 1 & D	Brannon Group, L. C., The	🖓 Read Brannon; Ivan 1 Brannon.	8A.L. 1993-FAR-021	Dade	\$1,481,200	Second	FEDC/SA	SALL - Loga manada (13) 16 Dennad Hazar seen monthly, sha wet 4.5% for Borcrover has not provided proce for Materia and April electric deparation to apportiumate annuant of \$83,500 each. Ser a seal of \$16,800 Kerninder email notices seen 4/20/16 and \$0.516 (Covert Key): Cli as well 1
	The Keyt II	Brannon Group, L. C , The	O Reid Brannon; Ivan I Brannon	SVTT 1963-HKF-022	Dede	\$1,481,200	Sevond	FHDC:SA	SALL - Loan multimed 1711/4F. Uncomed leave teel monthly, Lat zene 4281/4F. Bornswert has ach stannaded proof of Matteh mod A put access deposition in approximative anomula of \$32,000 each. for a stal of \$16,600. Earningter email notices seen 4/21/16 and 5/31(4). (Covers Keys 1 and II as well 3 stal of \$16,600. Earningter email notices seen 4/21/16 and 5/31(4). (Covers Keys 1 and II as well 3).
Brownsville Transit Village III, Lud Brown Myrcus	Brownerville Transit Villiage III	Brownsville Vülage III, Lid	Brownsville Village 🎝 LLC:	PEFP2010-04 2010-14-2009-148C/2010- 147/CX	Mumi-Dade	5,000,000 00	2nd	FHDC/FRFC	TrZEP - Ower SJSD (late for 5 failure to extra 1015 Andrief from Anima 38-1 form by S2P2006 Failure to submit 3014 and 2015 Andrief Financials and SD-1 form. Late ice involve leaf actors S102078.
Bruwnardlik Teansit Village IV, Lid. cont. Brian Myett	Brownsville Transt Village IV Brownsville Vallage IV. Ltt		Brownwylle Village II 11.C:	RFP2010-04 2010-14/2009-149C/2010- 03/2CX/2011-013-CX	Mizmi-Dude	5.850,000 00	2nJ	TFDC/FHFC	[TCEP - Ower 2250 Jun for in Kalury to upben? 2019 Andread Fundaculi and SR-1 some by TC2016 Entitue to robonit 2014 and 2013 Audited Financiuls and SR-1 kinn. Late for involve exist out on 5/10/2016

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Past Due Report - Page 1 of 5

					at Report - us of 05/1	1/2016			
eveloper/Contact	Property Name	Owner Early	Affilinte/Financial Senetic(ary/Principa)	Familing Source(s)	County	Original Lass Amount	Lien-Position	Servicen' Trustee	Comments
Sveflak Develu prmeat Gruup Linudia Ortuz ohmul hoo Del Sal	Magnolia Croutings	fiell Radge II. Ltd	TCG Beil Ridge II. LLC Cartiale Development Group Lloyd J Beggio	BOND 2006 Serves K RRLP 2005-305HR	Sanin Rosa	54700.000 54,700,001	Èics Second	ACS	BCG/D RELP - 1 (A. CNA was prepared to the prepare) in E3014 The new sament economous an instrate of \$629 '79 per out (#2: 519 16 are 1 foor \$255 50 per unit (\$1,622/ms). The berrower did not septon the Servec's (#AML) regard to plan however, also folder correspondence with BAML if was discovered likes well then related to a main value of an unit correspondence with BAML if was discovered by send then related to a finite correspondence with BAML if was discovered likes well then related to a finite in the sender of the sender momentated a within preserve to pay however, the boldup is now on BAML risk at they are availing legit commit to concur with incluses. Therefore, increase has been eleigned Request for status update sent to \$AAAL 27131's Rec20 update Eom BAML 27 Device Kinding documents to be signed. Borrower requestion and WAML and BAML adversing BK increase: Claim to plant sent to \$AAAL 27131's Rec20 update Eom BAML 27 Device Kinding documents to be signed. Borrower requestion and BAML BAML adversing BK increase: Claim to plant sent to \$272015's diduloral inquiry 216/2016 BAML sent mail to CPM 35/2016 increasing the methyl replacement (reserve requestment to \$927 94/mil efficiency 21/16' BAML pc2/2 confirmation of a versight delivery 18/18/2015's Borrower Induced Additional foldow up (BAML to Ched Feldman - Catheter 4/18/2015's Borrower IndominSection Line 4/18/2015's Bor
Carliele Property Management Carmon Saldarrioga	Brownaville Transit Village II	Brownsville Village I, Ltd	Brownsville Village II, LLC;	RFP2009-04/2009-056%	Miami-Dade	21,768,500 00	3rd	FHDC/FHPC	TCEP - Ower \$250 late tere for Failure to reactors 2015 Auduled Financials and SR-1 form for \$272016. Failure to submit 3014 and 2015 Audited Financials and SR-1 form. Late fee invoice parts out un \$10/2016
	East Village Diva Ehinger Aparlments	Ehlinger Aparlmonts, Ltd	Ehlinger Aparlmants, Lat., CDG Ehlinger Aparlmants, L.L.C. BBC EHLINGER APARIMENTS, INC	RFP2010-04 2010-14/2009-146C/2010- 945CX	Browará	6,275,000 00	- 4 th	5740 FHFC	TCEP - Ower \$759 take see for Faulture to minimit 2015 Apolates Francesalt and SR-1 form by 3-22016 - Ballone to enternit 2014 and 2015 Apoliced Francesola and SR-1 form. Late fee involvement out in \$710/2016
	Evenetii Stevran, St. Villingo			RFP2009-04/2009-040X	Miams-Dade	21.768,500 00	Ath	SMG/FRFC	TCEP - Owes \$250 late Sce for Faviors to submit 2015 Audited Stranssist and SR-1 form by S727046, Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late ice snyois end out to \$10-2016.
	Metro Apartosols (Tos Beaton)	Ark Development/Overtown L LLC Liz Wong		RFP2009-04-2005-058X	Mierri-Dade	20.655.000.00	3rd	SMG-FHFC	TCEP - Owen 5230 late Set for Faulture to submit 2015 Auxilian Entersists and SR-1 some by \$ 242016. Failure to pubmit 2014 and 2015 Audited Financials and SR-1 form. Late fee man sent out on \$110:2016
CEDO Hummer Development Corp. Al Grina	Triple Oak+II 3'k/9 Omega Villar	Omzgo Villas Apts , s division at CEDO Housing Dev Corp	CEDD Housing Development Corpuration; James Palmer; Inez Holi; Robert Green; Willie Major Jackson; Jerone Showers; Marilyn Anderson	SAIL 20035-107	Gudaden	\$2,4\$0.000	Second .	FHPC	SALL - Owen 2009 SALL integent T is u \$40.684 due 12/31409, owen 2011 SALL integent 2010 S31,094.95 due 12/3112, unce 2013 SALL intensi Valo 252,876, unen 2014 SALL integent V 258,477 Bonomer cennais part due (or reterver under FHCe Obligations, Iolaing 30,000 if S-11/6 (FHFC requirement are monthly depondent of \$2,083). 53 (6-Part Due holice with to berrunte regening impaid 2008, 2011, and 2014 SALL integent to
Community Housing Initiative Trust, Inc. Nucle Teapsnay	Willaw Brook Village	Community House ng Interiore Trait, Inc	Community Housing Initiative Trust, Inc	SAIL 1996S-003	Brevatu	54,348,648	Field	ACS/3A	SALL - Loan nutured 4:17:12 Botrovier's request for lease extension and model(sectors appro the October 30, 2014 FHFC Board meeting and ducament modulication is in progress
Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Limiled Partnership	Vista Dei Lago Davelopment Corp; Joseph F Cruston: Lyle Howland	SAU, (9955-01) MC 19961-007	Palito Boach	5600,010 N/A	Second N/A	FHDC	SAIL- Pes statement accessed from the barrowar through 3:01 16, RR deposits are past due approximately \$1,179. Lost emoil to Botrower and 4:14/16
Cornerstone Group Development LLC Mara Mades	Villa Copu Phase III	Villa Cope III Associates, Ltd	Registered Agents of FL, LLC; Comentions, Villa Capit III, LLC	RFP 2010-051X/2009-310C	Collies	14,582.575.00	շու	SMG/PHPC	TCEP - Ower 5250 late for for Partice to robmit 2015 Availed Financials and 58-1 fates by 5-2 2016. Future to submit 2015 Availed Financials and SR-1 form future for environment of 5-10-2016.
Levi Little Reveas Community Development Corporation Ania T Rodnessez-Texate	Rio Towers	East Little Havana Community Development Cerporation	Anta T Rodngticz-Tojora, Wiltrado Gott, Floreptico Alcazida, Yunia Segura	SIC (9501-031	Miami-Dade	X/A	N/A	FHFC	BC - Ower FKPC HC compliance moniform green and 50,750. Last contacted the Dataward 22,2016
likieny, Housing Development and Operations Corporation Steve Protolis	Mildted & Claude Popper Towers	EHDOC Pepper Towers, LP	ERDOC Pepper Towers, LP ("Applicant"), EHDOC Pepper Towars Charitable Corporation ("General Partner"), Elderly Homing Development and Operations Corporation ("EHDOC"), and Steve Protein, an individual ("Guarantur")	RFP2010-04:2009-0926:2010- 026CX:2011-007CX	Marn-Dade	2,300,000 00	2nd	ACS/FHEC	TCEP - Overs \$750 lists fee for Faulture to softmit 2015 Audited Financials and SR-1 form ht \$7 2016 Finitum to suboral 2015 Audited Financials and SR-1 form. Late lesurement of \$7 40:2016
Florida Housing Alfordablility, Inc Joseph I Savino	Three Fountaina	Florida Housing Alfordability, Inc	Joseph J. Savine, Mark E. Starm, Debra Savine, Ryle M. Savino, Andraa M. Savino	FDIC-AHDP	Deceola	NA	NA	FHDC	PDXC - Over FIFC Administration Fees visio \$25,369.96, including \$12,634.16 for a prior y Owner indicated they could not pay and FHFC including convert in course mentilizing on \$20.
Florida Low Income Housing Associates, Inc. July Reed	Magnola Village	Ausociates, los	Florida Low Income Houring Asynciates, Inc	HOME 2003-006H	Cilna	\$2,931,000	Socord	ŚMŌ	HOME - Past due for May Taxl encrow payment into \$3,088.99 and Replacement Reserve or payment in the annound of \$833.34 that were due \$10.10
	Nature Walk	Forda Law Income Housing Actociates, Inc.	Flenda Low boome Housing Associates, Inc	ROME 2005-DDEH	Critera	\$4,320,000	Second	SMG	HOME - Paul due to: May T&I exercise payment in the amount of \$4,091.55 and Reglacomer Reasons exercise payment in the amount of \$1,041.67 that were due \$-10/16

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				8	PHPC				
Dr vr loper/Contact	Freisth Same	De ser Entry		Populary Source(a)	rias: Due Kepart - As of UST11/2010 County 0	Orgfoal Losn Amerid	Laca-Pasiston	Serviced Trates	Comments
Purisla Low Income Hearing Associates, Inc., cont. Arti Recvi	Pataie Guidean	Florida Luw Income Housing Florida Low Interne Horiting Arrocuter, Inc		HOME 2016-017E	Maton	\$8 196,838	Securit	5M6	\$40MB: "Part due fue Mary TAL cannon payment in the mound of 512 A54 all and Bapt-actived Rear it externs payment in the amount of \$2 400 00 that were due 3-107 (b
Guidenriche Hynslag and CDC, Inc. Cynthis Yamilton-Smith	Caleman Erniter	Guidearde Haveny add CDC. Inc.	Goldennule Housing and CDC. Inc.	PUT-SAIC JTL	Seminole	307,508	Fire	PHFC/SA	PLP+Lean mitured on 9.30:11 Anzyum drawn inide 536,447 (2 Demond offen sont mantide, lan acat 4.5016
Grace and Truth Commission Devricement Berboy Engene bit Johnson	(fraze Mation	Grace and Truth Construmety Development	Bishop Fugan M Bishop, Alanta Anderson, Regende Assiev: Carolyn Lawe, William Easter. Sishop Fired Rower	PLP 2007-142	Duval	\$750,000	Fint	FLOCISA	PLP - Lown catured on 4.14-14. Demonstrative with meablink last servi-4223/16. Annound drawn 3669,289 ag
H A N.D.S. of Castral Fluendh Juli Mulker-polyta	Lancziler Villa	Beuring & Neighborhood Development Services of Central Florida Inc	Encluing & Neighborrood Development Services of Central Florada, Inc	HOME 1956ER-415	Отчинет	\$964,419	Second	ACS	HCM2E 2012 HOME Late Fea 5500 kin Paulore to provide SR-1. Contemponences and "11114 92214, 907(01)4:107714; 1177141:1223314 & 107215; [Developer: Easily Basget continuit has indicated that they use relating to per this lise. Project will remain on Parl Das Report until schemed to EBTC that include winners.
Heads for Homes, Inc. Bully G. Sentan	Cititutional Steep	Hands for Homes, Inc.	Billy G. Jenkizz, Camlyn A., Jenkrev, HOME 1995HR-002 Szive Bateri	H0ME 1955HR-002	Ozceola	126 (055	54crt	FHPC	HOWE - Owns permanent ison with long for and say for totaling \$125.00
Hends Group, Isc. Cuthy Kans	Liberty Center I	Liberry Center IL Ltd	p, IL line . Cathy S	SP50-0542	Duval	62C 604,15	turg	FHDC	SALL-Ower I monthly principal partment is a \$4,132 1" day 5 1-16 Remainer with 5 16
Herstepp Parmets Gruup, Ioe James Kinezid	Royal Palm Lakor	Royal Halm Laker, Ltd	Hannage Partners Group (2, Ins. , James K.chtard	SAIL 19955-030 HC 19961-010	िर्भाता विस्त्रज्ञी	1389,545 NVA	Second	FIDCSA	5ALL - Loan metured 6-30-12 Demand letter last sent 4-29-16
Housing Enterprises of Ford Leoderdok Inc. Tata English	Dr Kennedy Humes	Dr. Kennedy Homes, Litt		8292010-04-2009-1440-2019- 22903/2011-01903	Baiward	\$ 1000 000	λų	SNO-FAFC	TCEP - Over \$25.90 Lite for her Finiture vs wubmit: 2015 Availant Snamenair and SR-1 Simo by \$2-2016 Failure to solimin 2015 Availed Financial and SR-1 Joins Late for throngs and val on \$1000006
Huming Independence, Inc. Debbus Schnibly	Independence Village I	Herveing fastepratence, lat.	Independence Village I Apartmenta	FDIC-AHOF	Hall showough	Ń	XX	FHEX	30 K Ford data zeroizeri fiesi libbi S 1.190 KC. The owner it have retrieved to pay their it are a and two have estandi multituding to eliminate fibitine lizer Lasti publicuted the horizover on $6.12/12$
Instrumen Kas-Profit Heimitä, Izc Donna VI Caman	BI Mate Sol Gundern	Oberchober Non-Prolit Hoggang, Int	Frank Williamson Y., Brocate Perras, Sid Extedio, Juan Carreie Sarde Shanke Brinne Manire Aleraander, Chanha Gomez, Jenzie Variguez Sr., Sritter Angele Orpaus Variguez Sr., Sritter Angele Orpaus	HCME - 2001-029H	Oksestindere	\$775 <u>5</u> 00	Şeçond	s-doc	1900/18, Statement teacrive through 55.1116 rether lafinite of homoser is remai Pentuare and March earns edgener magnetatimule amount of 51.200 cach for a total due of 52,400. Lad email and to Bornovier 47.21/16
Jasanice Cuy Apartmenis, LLC Birnjatoin Multah	<u>(тапи</u> а С4)	Real Property Group	Subert Wolt	HC 1994L-453	Cultur	NA	NA.	FHFC	EC - Ower FEPC 2016 HC sumpliance monotoring lease is a \$1,3(6) Lass contacted the Boreaver of 25/16
- Jennishing Örseis pranata Gerzy. Arene del 'Follore	Eden Park al Inormood	ארוזאוקס לאיזליאַנוואנאו לאס		<u>5</u> лп. 2004-0678	Alachua	51,273, you	Second	SNO	SydB Pini Due, Usob 553:55 00 (nr 6100 ⁻⁵ Stat.), foremet dors 31 10 ⁶ Lair, target roko 5512 50 (nr 9-528 dar unmetidade). State empid to somewer: 10:00 ⁷ 84 spermas datatir Paul dar (nr 610 11 54.0. obternation). State empid to somewer: 10:00 ⁷ 84 spermas datatir Paul dar (nr 610 11 54.0. obternation). Sent Request for speake un 11/12/15, 12:22/15, 22/3/16, and 4-b(16
JJR Appriments LLC Joel Peyro	Teal Points	JJR. Aparlmenta, 12,0	JPR Apartments, 1,1/2; Joel Reyer, Xurnath Reyer, Aviah Reyes	HONCE 1993HED-014	Maamw-Dude	<u>\$1,048,000</u>	Firt	FIEC	PICME - Over 2 dissibility specier normanits of 55,821 38 cook due 3-71 16 & 4-95-16 Pan due and remindler notices sent resultify fail sent 5:5/16
Low al Companishing Housing Corport Hos Patrust Weber	Quic সৈত্ত প্ৰথম নিয়েশন	Out Ridge Estates 11.C	PHD-X8X, LCENC-AD4, LCHC, and RFP3010-04-2007A-171C/2016 Louis Wetking III, Michael 0042CC2811-423CX Webk, David O. Duuch, and Michell M. Finedman	RF2301044-2007-171C/2010- 043CC/2811-4221CX	Provilui	3.100,000 00	8/A	EHDCTH&C	TCEP - Ones 1526 Lac See See is it allows to robma 2015 Audited Francesch and SN-1 Sorn by 542010 Failure to solynii 2015 Audited Francisch and SN-1 form Lufe See Invoice etch with an 5.1042016
Malar - Ca Service, LLC Gail Curra	Ivy Chase + Hwison	Maint - Co Service, LLC	Gaal W. Custan, John M. Custar	HC 1893L-4855	Pano	XVX	N/A	FXFC	HC - Over 판단은 HC compliance munifuling loca \$3,130 Lief conducted the uniter on 고상 2016 In NoreCorner proceedings
Mitanal Search Colomnatuly Development Corp Baalitet Clother-Eathann	Mart(an Harr (As Sunocith Place)	λядар Везек Сопиниску Develophent Corporation, Ine	Marra Beach Commency Development Corperation, Inc Beatra Cranna-Bacherin , Jock Johnson Also Hall; Eilern Reilly, Denas Russ	DENKO XODINALOOSHII.	Mi stro-Dade	\$1,000,000	Second	HAC	DBMO: "DBMO: br>"DBMO: "DBMO: br>"DBMO: "DBMO: br>"DBMO: "DB
	The Ailes	SEBCEC The Alles LLC	Micana Baset Community Development Corporation, Inc.; Beatriz Connes Barbero, Alan Kulk Dona Guniter, Counell Crew, Io Dona Guniter, Counell Crew, Io Auroundtoine, Tarris Shellmaa	EH(CL, 2004E=06)2	Munto-Dade	9750,000	17 fbrz	Place	2001 Over 510 552 piss a 5% tax a large of 555 3% by the sonal ENCL onling lind the 9-3143 That due and remonder notices sont manifoly. Ital sont 3:5/16

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Northan Development USA LP Picture L Higgins Pasifica Edisiu Laiar, LLC Angle Draycoll Orlands Leaved Housing Association I. S.P. Kyan Lunderby North Florids Educational Development Corp Carolyn Ford Support Lenned Housing Associated 11, LLLP Miami Beach Community Development Corp., cont Sentree Course-Barhena evelopes/Contact Oyaha Leaned Homitof Corporation, Sec. Representation Tam Englists fount Sheri Medicul Center of FC, Inc. .ngel Pullin Deenem Derelopus, LLC Sent Oropezaa fum Esgluh tr. Chirned Gardens, fac aswell Smith - SPM terthern: Propenses III, 1.1d ntheell Properties I, Ltd Lowenstein Workforge Lanver Oaka Maunt Corrnel Gardens Villa Muria Apts Property Name Apartiscola) Whether's Green Numer Bay II Magnulus Walt D Lakel Bagter Village unrise Park Apartments maissance Preserve Plass azzan Bey I ordiwest Gandens I (Also Physical Ganders (12) ក មិនរឹងកេច្ Associates, [,].P Ostando Leened Housing Associates 1, LP Overness Developer, LLCAVandover Group Mount Sinds Medical Center of FL, Inc. LL12 Mana Brach Community Development Corporation, Owner Early Magazibe Walk Apust Q. Lisi North Florida Educationst Development Corp. Sunnise Fark Phase 1, 1 Id Naples Leased Hnumpg Octando Lound Measury Northwest Properties L Ltd. Parafrea Edicto Lake, LLC Associates IL LLLP anthmeti Galdens III, Lid Carmel Gordens, Inc. unde Prosenve (I) Rep.frierv?rinetyral Muinil Beach Community Development Corporation, Ine ; Beatzz Coence-Barberio. Jesk Johnson; Alue Hull; Sifeen Reilly; Development Corp., Carolyn Ford; Tonjii Wiggins McGrill: Ora Green; Clarence Levis: Satah Figgers, Lizzle Thomes; Elvelie Merjävar Northar Reduitesance Preserve Pramity II. Inc., Remaissance Proserve III. LLC, Noretar Development LLC, Noretar Pressave Developert. LLC and Richard Higgina Sunrise Park Phase I, Ltd., Norskar S Sunrise Park I, fue, LWHA Sunrise Park Phase I, LLC Norske Development USA, LP, LWHA Development, LLC and Richard TPI Communities, LLC: John Corbett; Hugh Jacobs TPI Communities, LLC: John Magnolia Walk Apariments II, Ina : Brownell Barnardt, Howerd L Outor, Gwendalyn E Dawron, Denise Leavings, Eddye Beant; Roise Jenkins; Elnon Mitchell; Steven D. Soneweich: Amold Jubic; Alex Mublez; Wayns Corbett; Hugh Jacobs MI Carniel Gardens, Inc. A ITHAR / Financial Flagher Village Lindied Partnerskep. Ltd., Overway OP, LLC, Overscou 11 Developer, LLC, Scutt G. Orupeza, Functor J. Koerrig; Jouriban I. Anna Thomas Sorth Florido Educational Schok Istani; Deepak Istani Communities, LLC; John bett: Hugh Jacoba Sance Preserve DI, LLLP, P. ICEP RFP join-04 2010-0216C 2011-002CX 2030-14/2609-145C/2019-04/CX 15 \$ALL 2002CS-159 1HC 2002C5-159 SAIL 1994 -0248 HC 1995L-006 8592010-04/2009-1530-2010-0220X/2011-063CX RFP2010-04/2009-151C/2010-027C/X/2011-008CX Funding Source(s) SHADP 2009-DOSFHSH SALL ELIRFP 2010-16-11 RFP2009-04:2009-057X SALE ELI REP 2010-16-12 SAIL 1998S-049 HOME 1999-076H 2HCT 1982-002 WHIP 2007-022W 10-0107451 Past Due Report - as of US/11/2016 Minthi-Date Miamp-Dude County Eroward Broward Gndaden Colliers THIC Orange Duvid Monroe Orango Marion Polk F. 8 Original Lass Amount 00 0M'566'Z IB,232,500 N 3.600,020 00 \$3,815,000 21,000 000 MAY 6,275,000.00 \$1,430,000 \$2,043,000 661'2605 \$3,265.600 27 codi (100 040 002°E5 12,681,642 \$2,430,000 L = n-Past tion Secondaria Second Speanul Second Scoolnd Second Second N/A Second Find N'A Зrd ¥ Ĕ Зud Servicen' Trustee FHDCATHEO FHDC/FHFC SMOVEHIC SMG/刑班C FHEC/SA ACS/SA EHDC FHEO 1000 FHIX 집 NHC N FHDC SNG (\$40-2016). <u>TCEP - Overs 3530 Inte for Ser Parlane to roberno 2016 Audited Finestudi está 556 I torne bor</u> (\$22,000 Bishilan to subatelli 2014 and 2015 Audited Finestudi endi SR-1 form Lade for involve 2014 - Falie novo-o deposite un pain dan approximately \$3,660 Bhoragh 3,711-16 Latin remandar estand and ed. 10:2016 TCEP - Ower \$250 lade tee her Failure to submit 2015 Audited Francesch and Skel John by \$272016 Failure to submit 2015 Audited Financials and Skel John Late fee Invoice seat out an \$1962016 (and og): Skonwerts researed Strangly X-11 (5):reflect fachare of hornward in strain February and 1820-05: Skonwerts researed Strangpus Infer an approximate annual of \$12,335; such for a March researe dependent to now RR depute strate of a February and Saurch to approximate annual of \$2,200 or 6th for visiol data of \$25,000; Erach 1 et al. (b). Shorners 2521(d) annual of \$2,200 or 6th for visiol data of \$25,000; Erach 1 et al. (b). Shorners 2521(d) SALL - Overs SV15 SALL services first in 15000 due 4300 16. Reminder notices seed 2024 16. 415:16 & past due notice sent 5:5:16 Stat. - Over 2015 SARE EL transver fees of \$3:456.06 give 4.2016. Rominider notizen med
 Josef 6.2017 Gener 2015 SARE EL menner taren 95:16.
 Stat. - Over 2015 SARE EL menner taren 95:100 to das 4:30/16. Remoder notizen med
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 semment livio \$1.261 75 that wave due \$1/10/16 TCTEP - Ower S250 lot fee for Failure to submit 2015 Audited Financials and SR-1 form by \$272016, Failure to submit 2015 Audited Financials and SR-1 form Tate for invoice solit out on CWHD - Quiet 2015 CWHD בעיוברי זיבו עי 121.399 לעב 4 לעי 16 Reminder האזרכיו ופול איש 16, 4/19/16 לב אומו לעב זוסונים ארוז ליצ'ו 16 SECALDE - Ower replacement resetives total \$56, 199 141 4- 41 12 71 15 TCEP - Ower \$250 late fee her Falwir to submit 2015 Auditon Frankrike and SR-1 Letin by \$22106 Fusilize to submit 2015 Audited Financials and SR-1 form Late fee invoice control of 9102015 CHCL - Loon malured 8:27/2015 - Borrower swaried zew trading in RFA and his completed radii underwrining and moving to closing. The BHCL loan will be paid a that closing of the new 5.2216 notice was sent to borrower regarding unpaid Res Owey teplacement reserves payments February 2016, March 2016, April 2016, and May 2016 Yaw 3366 67 per month Comments

Past Oue Report - Page 4 of 6

				Past Die	and an and a second sec				
Brisk pričentati	Parapetery Name	Owner Entity		Punching Source(a)	County G	Grigtani Lees Amoni	Lan-Parines	Services' Trates	Currentente
Park Sickey Development Inc 2 Thomas Deengelaa	Path Subry alsa Reprosv Palmy	Part Rushey Development. Toe	Perk RAAP standmast LTD , Purk SAQ, 1995-075 Perk RAAP standmast LTD , Purk SAQ, 1995-075 RAA, Huulon Hovinig, Fra Cradit Fund IV, LP , Huthon SLP, U.C.	3AD 19995-079	Parev	51 040,000	Secret	SKÖSK	Sull - Ford Day bit December A. January ministic payments to 14 mortgauge. Pars of Courts: HEA fords survival by Wilter & Omiss. Per result on 17(4) 5 bits management or many life traves been intraced to one making mortgage payment for firsted for funding. 22(3) - recaved appy of first hadro default moles (addited 102(3)) 5 22(3) - sent. Manare of formation 21(3) - recaved appy of the first hadro default moles (addited 102(3)) 5 22(3) - sent. Manare of formation 21(3) - payment and in the Management of 102(3) - payment and the sentence of the 21(3) - first and a longer part of the Manare of the State of th
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Punes Apartments of Palm Bay, LLC	34,785	Paret Apartments of Palm Bay, LLC	Jetlery W. Wellz, Teeraporn W. Wells	FDXC-AHDP	Brevand	NA	**	2000	SDEC - Part due mersker Kernnan S16/917.28 Javoure weid 2.13.14 Remander Mohaer weid 32544 Part Due Notoces and 417/14, 3/5114, and 79/21/14 Removed Java McCul on 11/24/14 and we have search commonics.
Prederhetka Heiner of Paces NPA, Lid. Deritse Rachards	77ce Zumulingt of St Analrew 1	Predytkinn Homes of Paeco NPB, Lid	Nanopal Church Renekcess of New Pett Richey, Los ; Paul W EdonmSeldSteve Soddan, Jolia Feddance, Machelfe Vorne, Tanvo Kum Falun, Joseph Kaatterg	SAIL 1994-0348	Panco	\$1,500,600	, NA	PBX	SAD - Oher 2015 SAD zerveze i kas of \$5,075 dag 4.304 to Renneber souzer sent 3.24 (6 41978 & your due onliec and 5.516
Presentation of Affordable Housing, fac Away Gentation	Cuthyr Manor	Stew Trabun of Affondsbit Hotenny, Jou	POAH Cules Manor, LEC, Preservation of Attordable Haveing, LLC	SAIL 2001-036S	Maana-Dauke	\$7,061,055	Second	SMD	GAIL - 73# પ્રેસ્ટ દેશને બ્રેસ્ટ્રે સિંગ્લ્પ્રેસ્ટ્સામનાર સિંદગાન ન વસ્ટનામે દુક્લમાંગતનો ૧ હહે 52,750,000 દેશના બહાવ પંચ 51 (916
Raymund Janes Tax Credit Fands Loc 9 Stannen J Kropf	Wahnsta Palm+	Weineta Palma, Liti		State1-9765-1910-016-	Polk	3,165,1761,00	ht	isftDC05FIFC	[7:C29]-Ower \$250 the cet for Faultine at rubnet 2013 Audited Financian and SR-1 form on P272046 Feilure to subcent 2014 and 2015 Audited Financials and SR-1 form Lafe fee trivulse feetball on \$ 10:2021
Reat Estate Madagenavini, LLC Rechard Within	Belmmal Goudens (Vitt. 1)	Selmoni Çandetu, LLC	Reel Estate Management, LLC	FD/C-AFD/P	Exceptions	NA	NA	FIDC	FDIC - Part due server: free via 55.212 at The owners have relayed to pay their free and we have seared manyburning to eliminate future free Last contrained the borrower on 6/35/12 have seared manyburning to eliminate future free Last contrained the borrower on 6/35/12
	Llovel House (VBL II)	Uaya Hone, Li.C	Deel Ennis Management, LLC	FDIC-AHD?	E standt	Ж	NA	FIRC	2DKG - Part due autrices feet viso 35 012 05. The oxymen bave refered do pay then fixed and ne have ensued muniforming in criminals fitture less "Last constanted the borrower on 6/75*12
	Ville Banechrona (VBL 1)	VII's Barrekona, LLC	Real Estate Management LLC	FOIC-AHDY	Escandris	XK	кл	FIDC	(DRC + Part due northwest Service) SS 0.12-48. The vinners have refuned to pay their feer and we have unated monitoring to elinitatic future fiers Last contactual the burnower on 0725/12.
Reference Hexaning Formals lives lits:	กระการการการการการการการการการการการการการก	Keinanee-Progresso Associates, Litt	Reliance-Progresso Accounter, Ltd. Reliance-Progresso. Lt.C. Reliance Houring Servicet, L.L.C. and Reliance Housing Foundation Inc.	Ryp2010-04 2010-14/2009-123/C·2010- 034C%/2011-014CX	2tv w ard	4,410,000 <i>(</i> 0	po ::	3MO THE	[TESP - Deven S250 Dec Baz has Fullyne to exclosed 2015 Audertal Figuracials and S3R - I form by S223016 Sulfure to etabrili 2015 Audreal Financeals and S3R-I form I ade des intoxice scalt cost on S1020016
Rafiani Group Hant Julit	Woodbury also Etion Phymic	Eilen Printe LLC	Castor Cullet, Junna Albaght, Hans Juhie	3分】1661 194	Manutice	NA	AK	PHFC	EIC - Owna FHEC #C compliance manyl, npg her new S9,979 Luai contaced the Bernwert on 2.1 2016
Rectament Groups	San Shem Villar	Normestand Howing Partnership II, Lid	RMS OP, LLC, Richard P Richman, Knuthn M. Miller, David A. Salzman	SAIL 1993-HIREAU01	Munttiv-Dade	52,373.200	Second	2500 SA	SAU_Lown matured 2:1916. Stemand select tone sport 4/29-16. Bortwist retinancing and extension request in underwarding for submission to June Bloard for approval
Ridge Winner Haven Lt.L	Rudgestood Apaulments	Ridge Winter Haven Lo	ts Flaven Lid , Nathanizi	71.2 2017-149	Polk	\$615,457	Second	210°C 54	91.0-1.6an matured on 3-11-14. Operand kitter wert munitity 144 went 4-29-16. Anvailet daten 14. \$16,358-94
SCLAD Padru Radin proci	Purk Place	Spinal Cord Living Astistance Development, Ine	Spicel Curil Living Assistance Development, Inc	HÜME 1995HR-004	Muenu-Dasht	\$1,312,677	First	VS.OYG	HONGE - Loase material 4/11/16 HONGE loan variantly in englohaland to be including and and recovered to last innovation (basis). Under context by crashic and environment and length of the physicilaria (and persing final investor distortionation by FIPC.
Seville Farm Parcily blanding Association, Lac. A Shelly Magelski	Now Hope Villan of Setsila	Secolde Farm Family Hotuing Association, Inc Jamet Register	Seventhe Farm Frenkly Housing Astrocustion, Inc	SAE 19940725	Voluna	52,517,725	Second	SMG	על 1, - Failure to zerow porsmant 16to 2013 ארוי ברוק, ובבב ניביס לי 1,722 של שלא בזו כו (לי 1,5 יול). דרכא וויליבו אמא 1,722 ו 10 שות 1,722 ו 10 שות 1,722 של 1,722 של שלא בזו כו (לי 1,121 שות 1,122 שות 1,122 שות 1
Southers Afardala: Service for Sout Clat	The Fooinfaths at Perturns Part	SAS Foundame at Perchang Park Litd	SAS Foundane at Perchang Park, Ltd.: SAS Foundains at Perching Park I Managern, LLC: and Southeam Auforduble Secreter. Ine	8172010-04 2010-14/2009-240C	Dravys	5,36,300	Znd	5000 FBC	TCEP-ONES 52/51161 See for Failure to unione into 2015 SNA Form by 52/5315 Failure to submit the 2015 SR-1 form Late fee liveoice and out on 51(0:2016

Past Due Report - Page 5 of 6
	Property Name	Gener Entity	Ampak/Pinancial	Funding Source(s)	Due Report - as of 05/1				
rtshiptr/Contact		,	Browfichery/Principal		Compty	Original Loss Amount	Lieo-Pasidoa	Servicen/ Trastee	Cumments
uthport Development, Inc. Her Leach	Georgia Azmi	SP GA Apartmente, LLC	SP GA Manager, LLC, SP and MS, LLC, J. David Page, Michael Malinari, Scott Sockinger	SAIL EL12014-3415	Seminole	5675 Duo	Third	FHDC	SAIL - Ower 2015 SAIL ELI verviour locs of SI 630 77 day 4 'Barts' Remander pointer with 3/28/16, 4/19/16 & part due notice sent 5/5/16
outbourt Financial Services, Inc. der H. Leach	Juhnson-Kenneth Court (Silver Color)	SP Johnson Kenneth Court LP	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GP, Inc., and J. David Page individually	RFP2010-04/2010-015CX	Hillabərough	4,950,000 0D	Şnit	FHDC/FHFC	TCEP - Ower \$250 late but for Failure to submit 2015 Audred Finkus, adv and SR-1 form by \$22010 Failure to submit 2015 Audited Financials and SR-1 form Lete for invoice sent on \$152016
l. GUrs Menur, loc , nan Trimble	St. Giles Manys	St. Gales Maker, Inc., J'Lanc Mills Knoc	Turoble, Brian, Mrn., Donna, Weise, Ben: Lofgren, Gene, Lemon, Daniel	RFP2009-04/2005-039X	Pinellas	12,838,965 00	2 nz	SMO/FHPC	TCEP - Ower \$250 late See for Earlive to submit 2015 Auditest Entancials and SR-1 barm bo \$ 2 2016 Failure to submit 2015 Audited Financials and SR-1 form. Lete fee involve sent ou \$ 19, 2016
t. Thomas Properties, LLC	Linnamon Cove	St Thomas Properties, LLC	Datasel Gentrice	HC 1992L-058	Hiti sborough	N/A	A'A	FHFC	HC - Ower FMFC HC compliance monitoring sees and \$1,100 Last contacted the Borrower 32.5/16
farrond Property Trust, Inc ysa Comisky	Welleda	SPT WAH Wellestey, LLC	Stanwood Property Trust. Inc	SAIL 2002-112BS	Orenge	\$2,000,000	Sacoud	409	SAID Assumption 11 2015 - See Itin lines actively boarded with HSF (15.36 2015) Concentrations with HSF colorate their does do not require acrowing for neutrable HSF is remarking the possibility in collecting instances estrum but individed a model cadure of liver may to necessary. Most recent update from HSF (31.172016), upon request from Stanwood Joauments we being resisted to solicit for instance. HSF indiated in model for Stanwood being explored with the April installment. With compare HFF depending accession with FSP requirements to ensure adequacy SECUN(21.12ED - new protects in pitcets of boarding, pro- tactive analysis to determine finding.
	Wexford	EPT WAH Wexford, LLC	Stawwed Property Trees, Inc	SAIL 2002-11585	Alleborough	\$2 000,000	Second	ACS	SAIL Assumption (1 2015 - New first firm a treely boarded with HFF (12 30 2015) Conversations with HFF indicate that does no not ecolitic economic firm assume. HFF is recarating the parability of electron an assume certer which indicated a modification of their may be necessary. Most recent uptale from HFF (2372016) upps request from Staveout, documents are being revised to collect for instrume. FFF address the lattice which will be parability of the start and the start of the start of the start of the start of the start request to the start address of the start of the start of the start of the start of the start request to determine in and the start of the start of the start of the exclaval adjust to determine in and the start of the s
	Witzepering Woode	SYT WAH Whapping Woods, LLC	Starwood Property Trusi, Inc	RFP 2013-04-17	St Johts	\$2,475,004	Secord	ACS	SAD, Assumption 11 2013 - New tert line seturely bounded with HEF (15 39 2015) Contextuations with HEF indicate their lanes do not require extroming for insurance. HEF is receiptiving the prohibity of reflections insurance ensure that or desided is mobilization of their may be neverine. Most recent applies from HEF (2) 1702-05 upon request from Silverond, documentar and theories evised to collect for insurance. HEF indicated that incomment should als being collected with the Appl insufations. We indicated that incomments which the requirements to ensure adequacy SECONTIXED - new services in process of bounding - pen extra wateries is determine function.
	Wilmengloo	SPT WAH Wilmington LLC	Slarwaed Préparty Trust. Inc	SAL 2021-0755 2012-04-18	Polk	\$1,500,000 \$2,475,300	Second Third	ACS	SALL Assumption 11 2015 - New brit tion a divert baseded with HFF (12 50 2015) Conversational with HFF induced that does do not require earoning for insurance. HFF is receasible the participity of callecting insurance server but inducted a mobilization of the any to accurately. Most recent update, from HFF (2172015) upor network from Suranova, documents are being revised to called for insurance. HFF inducted that insurance should at being callected with the April installance. Will beingower HFF depart requirements with FUI requirements on the duration adequacy. SECURITZED - new service in process of boarding - per service and he to be duration to induce.
	Windchase	SPT WAH Windebase LLC	Starwood Property Trust, Inc	REP 2310-56-14	Sermerose	S4,873,000	Second	ACS	SALL Assumption [120]3 - New first lies actively boxeled with HFF 12 30 2015 Concentations with HFF indexide their due do not require serviving for instrumes. HFF is researching the portrollyho-confliction granutumes extrem that indexide all multidestion of the may be measured. Most recent update from HFF G470.2016; upon requer from Stanwood documents are being revised to collect the remanance. HFF indexide that instrained should it being collected with the April installment. Will compare HFF deposit requirements with FF requirements to canvie adequasey. SECURITIZED - new mavices in process of bearing - pro- rective analy are to determine industry.
Urban League of Grenter Miatol T Willard Fair	M&M Mpison It	Urban Leogue of Greater Miami	T Willard Fair	SAIL 93- FIRR- 004, HC 946-063	Miami-Dode	\$160,000 00	Ind	FHEC	HC - Owner FHER 2016 HC compliance monitoring liers (a.v. \$1,050 Last contacted the Bio On 2/5/16
Vestside Ministries, Inc. Villar Jockson	Lundy-Cox Community	Westside Ministries. Inc	Westeide Ministriee, Ltd. Willie Jackson, Jesome Sunders Getald Jones, Lonnie Stewart, Charles Spencer	₽,¥200\$-126	Duval	\$200.000	Second	FHFC/SA	1967 - Lean metured 7/23/12 Amount drawn is \$159.055.75 Domand latter sont monthly, la 3/29/16
'Iec <mark>ð-112 Homestead Lⁱaits, LLC</mark> 'amal Yitlios	River walk []	Yeeth International: Ytech- 112 Units Homestead Investment LLC	Yamal Yidius: Hugo Coscavara	HC 1992-052 SAIL 1992-0195	Mjugo-Dode	N'A \$770.000	NiA	FHFC/FHDC	HC - Ower FIGC 2016 HC compliance dualitying less (4-6-5775) Last contacted the Board of 25/16 SAIL - Ower 2016 SAIL retried for 0(\$269 50 due 4/30/16 Reminder rolices sent 3/28/ 4/1976 & part due notice sent 5/5/16

				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Quval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
American Opportunity for Housing, Inc.	Dovetall Villas II	American Opportunity for Housing, Inc.	AOH-Dovetail Villas	93L-004	Orange	na	na		na	10/15/14
	Magnolia Pointe	BAY EQUITY INVESTMENTS, INC.		HC / HOME	Bay	\$625,000		First Housing	\$480,903	10/06/15
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Seach	\$2,550,000	Flrst	First Housing		1994
Beschmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946.711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Allantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duvat	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,74B	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870, 701	First	First Housing		08/25/09
Davis & Sons Construction Stefan M. Davis & Norila V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manatee		First			01/02/14

Foreclosure Report - Page 1 of 5

				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/PrIncip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Forectosure Completed / Loan Charged Off
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09
Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase (Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
Everglades Housing Group, Inc.	Eden Gardens fka Eden Park	Group, Inc.		2008-011C (2004- 145C)	Collier	n.a.	n.a	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500,000.00	2nd	AmeriNational		
First Coast Family and Housing Foundation		First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996\$-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Öaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Floumoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase JI, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Şeltzer		12/11/12
Greater Miaml Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001 -034S	Miamí-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management⁄ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park		<u> </u>	CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

Foreclosure Report - Page 2 of 5

				FHFC						
				Foreclosure Report						
Developer	Property Name	Developer	Affillate/Financial	as of 05/11/2016 Funding Source(s)	County	Original Loan	Lien-	Constant Condit	Principal Amount	Foreclosure
(Contact)	Property Name	Developer	Beneficiary/Princlp al	runaing source(s)	County	Amount or HC allocation	Position	Underwriter / Trustee	Charged Off	Completed / Loan Charged Off
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$365,881		Seitzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	Ei Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Rousing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/15/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthome Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
John M. Curtis Kashi Church Foundation. Inc.	Ivy Chase Apartments By The River	John M. Curtis	By the River, Inc.	93L-086 HOME RFP 2006-	Pasco Indian River	n.a. HOME \$2,959,216	n.a. First	Selizer AmeriNational	HOME \$2,959.216	10/24/2013
Rash oldren Foundation, me.		Foundation, Inc.	by the Kiver, the	02-04SNP 2007-002FHSH		SHADP \$1,840,763.76	Filat	ALLELING GOLD	SHADP \$1,037,893	12/19/13
Las Villas at Kennliworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278.061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seitzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09

Foreclosure Report - Page 3 of 5

-			_	FHFC Foreclosure Report as of 05/11/2016						
Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Maint - Co Services, LLC Gail Curtis		Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Огалде	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n,a,	N/A	First Housing		08/04/10
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101,010	12/31/14
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., inc.	2003-531C	Marion	n,a,	N/A			11/28/11
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Piceme	Silver Ridge	Piceme	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Ravenwood Apartments, LLC	Ravenwood	Ravenwood Apartments, LLC		98-001S	Duval	\$2,500,000.00	1st	AmeriNational		
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05

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	_			FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		90L-069	Palm Beach	n.a	n.a.	Rural Development		
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management	·	09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575.000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021\$/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11

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				FHFC Short Sale Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Bonita Springs Area Housing Development Corporation		Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck- Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	93HRR-003 93L-100	Miami-Dade	\$2,800,000	First	SMG	\$1,400,000	1/21/2016
Florida Non-Profit Services, Inc. Garl Kuehner	Esperanza Place II	Florida Non-Profit Servíces, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-0015		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12

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				FHFC Short Sale Report as of 05/11/2016		_				
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	95§-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St, Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048	_	\$48,720,00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group	1	96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		5827,726	10/25/2013

			(FHFC Other Writeoff Repor	1					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princlp al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A	-	\$5,070	12/30/02
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First	1	\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000 -04 1		\$97,177	First		\$97.177	12/31/2010
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Mjami-Dade	\$435,450	Second	FHFC/SA	\$218,526	03/01/16
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

Other Writeoffs Report - Page 1 of 2

				FHFC Other Writeoff Reportation as of 05/11/2016	t					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Ope-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000	<u> </u>		\$127,535	01/31/08
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward	1		PLP 05-093	Broward	\$105,186	<u> </u>		\$105,186	09/26/08

Other Writeoffs Report - Page 2 of 2

COMPOSITE EXHIBIT G

From: Sent: To: Cc: Subject: Liz Wong < Wong@apcommunities.com> Friday, July 01, 2016 1:04 PM Kenneth Naylor; Donna Blanton Laureen McElroy FW: FW: New Contact - Carlisle Properties

FYi

From: Kenny Derrickson [mailto:Kenny.Derrickson@floridahousing.org]
Sent: Friday, July 01, 2016 1:02 PM
To: Liz Wong <lwong@apcommunities.com>; Laura Cox <Laura.Cox@floridahousing.org>
Cc: Janet Peterson <Janet.Peterson@floridahousing.org>; FHFCAssetMgt <FHFCAssetMgt@floridahousing.org>
Subject: RE: FW: New Contact - Carlisle Properties

We are working on this now.

From: Liz Wong [mailto:lwong@apcommunities.com] Sent: Friday, July 01, 2016 12:04 PM To: Laura Cox <<u>Laura.Cox@floridahousing.org</u>> Cc: Janet Peterson <<u>Janet.Peterson@floridahousing.org</u>>; FHFCAssetMgt <<u>FHFCAssetMgt@floridahousing.org</u>>; Kenny Derrickson <<u>Kenny.Derrickson@floridahousing.org</u>> Subject: RE: FW: New Contact - Carlisle Properties Importance: High

Laura,

My name has appeared on a Carlisle project on the Past Due Report, as soon as possible would you please have my name removed from the report? Please see attached under The Beacon (aka Metro Apartments).

Should you or staff have any questions or comments please do not hesitate to contact me.

Your assistance with this is very much appreciated.

LIZ WONG Vice President

- . . -- -

2950 S.W. 27th Avenue, Suite 200 | Miami, FL 33133 Office: (305) 357.4725 | Fax: (305) 476.1557 <u>E-Mail</u> | <u>Website</u> | <u>Facebook</u> | <u>Twitter</u> | <u>LinkedIn</u>



From: Laura Cox [mailto:Laura.Cox@floridahousing.org]

Sent: Thursday, June 18, 2015 10:38 AM

To: Jonathan Del Sol <<u>idelsol886@cpmapartments.com</u>>; Kenny Derrickson <<u>Kenny.Derrickson@floridahousing.org</u>> Cc: Liz Wong <<u>lwong@apcommunities.com</u>>; Janet Peterson <<u>Janet.Peterson@floridahousing.org</u>>; FHFCAssetMgt <<u>FHFCAssetMgt@floridahousing.org</u>> **Subject:** FW: FW: New Contact - Carlisle Properties

I am forwarding your request to Kenny Derrickson. Kenny, or his designee, will respond.



Laura J. Cox | Director of Asset Management and Guarantee [93] <u>Laura.cox@floridahousing.org</u>] p. 850.488.4197 | f. 850.410.2510 Visit our website at www.floridahousing.org.

Flarida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.

From: Jonathan Del Sol <u>(mailto:jdelsol886@cpmapartments.com)</u> Sent: Thursday, June 18, 2015 10:03 AM To: Janet Peterson; Laura Cox; FHFCAssetMgt Cc: Liz Wong Subject: Fwd: FW: New Contact - Carlisle Properties

Good morning all,

In December of 2013 a request was made, please see attachment, for Liz Wong to no longer be a contact for any Carlisle properties. She is now an employee of Atlantic Pacific Communities. We pulled the past due reports as of 5/15/15 and Ms.Wong is still listed. We would greatly appreciate it if you could remove her from this report and any association with Carlisle. Due to the ongoing work Ms. Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues.

Thank you,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct:305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

------ Forwarded message ------From: Liz Wong <<u>lwong@apcommunities.com</u>> Date: Thu, Jun 18, 2015 at 9:46 AM Subject: FW: New Contact - Carlisle Properties To: Jonathan Del Sol <<u>idelsol886@cpmapartments.com</u>> Cc: "Marilyn Barrera (<u>MBarrera876@cpmapartments.com</u>)" <<u>MBarrera876@cpmapartments.com</u>> Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.

Let me know if you have been able to contact anyone at FHFC.

Thanks, Liz

From: Liz Wong Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (<u>steve.auger@floridahousing.org</u>) Cc: Kevin Tatreau (<u>kevin.tatreau@floridahousing.org</u>); Laura J. Cox (<u>Laura.Cox@floridahousing.org</u>); Ken Reecy (<u>ken.reecy@floridahousing.org</u>); Brian McDonough; Jonathan Del Sol; Matt Greer (<u>mgreer@cpmapartments.com</u>) Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.

Should you have any questions please do not hesitate to contact us.

Thanks.

PS: Happy Holidays!

LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

2950 S.W. 27th Avenue, Suite 200 ¹/₂ Miami, FL 33133 Office: (305) 357.4725 ¹/₂ Fax: (305) 476.1557 E-Mail | V-Card | Website | Facebook | Twitter | LinkedIo



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				Past Da	PHFC Past Des Report - us of US/11/2016	9102/			
Deviloper/Consei	Property Name	Owner Entity	A (Obotz, Zigencial By av (Icjacy/Principal	Funding Source(s)	County	Original Loan Amount	Llea-Positina	Servicen' Trustee	Carla PRA 2015
Affordable Realty and Housing Corp 7 J Fulkenon	Naibuumi: Estates I	Attantable Realty and Housing Corp	T J. Fulkerton	HC 1590-046	Heroandu	WA	NA	FHEC	HC - Ower FIEC BC (2D) compliance menitoring feer into \$456 due 51172015, including past due feer at \$225 due 7/7/2014 Lass contacted the Bonower on 3/25/2015
A Runtahle Chris Glen Kara Utikin	Çilmı Gizə	Leland Enloprises. Int	AJFordasha/Cofras Glen, Ine ; Emily Budger, Kenneth Dixon	5AR, 935-013 HC 19941-006	3êvelQ	\$1 <i>6</i> 70,000 00	2nd	ftecisa	Wit - Own 2 FIFC 2016 WC sampliance movelining fear two FI 300 Linit contacted for Bortmoor on 25/16 - Juna mathical 6/28/15 Dempiral letter area murthly, liad cont 42/9/16 Owns 2014 -2016 SML Services fast and like charges area 511,996 23 due to First Housing Development Carponies
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AMR of Persocals Jan Retro	Cultion Horywag	AMR of Pensucola	AMR et Pensacolu Jao	HOME 19977HR-4/37	E 🦗 arubia	\$427 UDD	Streads	SMS	S.Q Failure is subout copyed from the fact method. Ref. Resure second Sentral Reflects to extend to the second seco
Arcadia Housing Authority Becky Sue Marter	Cypress Remar Villago	Cypress Senior Village, LLC, Areadia Brossing Authoniy	A readia Elocasing Authonty	PLP 2005-075	DeSnfn	\$350,000	Second	FHPCSA	HLP: Learn maymet sog 912311 Betrower sear (mai ratang hörg sear under to popul foan on 1971) Denmal teller und menthly, het sont 425:16 Amenut denam size \$525,117 63
A filaiti Hweing Furteen, LLLF T reis Daniy	Howell Branch Coxe	Flowel Branci: Cove Ltd	Howell Banech Cover 3 Managett, L.J. C.: Knowell Banech NN GP, L.J. C.: Tratis Doody: Paul M Morsychett. Bloulug & Morsychechood Development Stress; Auf Shaar, Genid A. Smith, Exit Marganita Hermander: Frankia Ellioid Marganita Hermander: Frankia Ellioid	2010-014CX	Scriitan	22,000,000	Saconi	FHDC	ቸርሙ Ower I quantady ፓርርቻ wonicing Ka e 131,770 ያን ህሥ ላንው! ነና Рак чие люкте ист ያያነለ
Bruc Griel Communities LLC Dupil W Parton	Ојуғ Сточе Арантсоја	Olive Grove Apartments Linnited Partnership	Olive Grave Apartmanta Liranted Partorship, Benetheni Olive Grave, LuC: and RLI Beneticial Davelopment 9 LLC, as well as Donald W Texton and Rohert Lonae, Individually	85 P2010-0-4 2010-34/2009-191C/2010- 048CX	Volucu	້ S.ut 5,000 ບານ	N'A	日田の子前で	1919 - Over 5359 Julis kie liis Zalase is silviinii 2015 Audited Finananist nei 587 i firm ley 1920 10. Fiillise in ruhmit 2015 Audited Finançisin and SR-1 farm Lute Sec Invoice zen out on 1920 2016
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3700 naville Transif Village III, Ltd. Briun Myert	Brownsvi)le Transit Vi(Lage tti	Brownsville Village III, Ltd	Brownsville Village II, LLC;	RF22010-04 2010-14/2009-148C/2016- 147CX	Miami-Date	\$ ספס למת, מוזית, \$	314	FEDCARAEC	[FIGP: "Over \$19 that for fer Failure to use and 2015 Analytic Transmit and SRA form by \$22016 Earline to submit 2014 and 2015 Analytic Tinneclate and SRA form Late for invoice periodence \$2102005
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$\label{eq:static} SA.E. \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ $	FHDC	Second N/A	3600,000 N'A	Pulm Beach	5AD, 19555-011 HC 1996L-007	Vish Dei Lago Development Corp; Joxeph & Crussen: Lyle Howland	Yi uta TXef Lago, Lemited Purtraethip	Vīst⊾D¢! Lago	Complete Property Development Company Joseph Grossen
[SAI] Loan magned 4/12/12. Seconwire's request how least returns near including the second sec	ACS/SA	First	\$1,348,849	Brevard	500-23691, ILAS	Community: Housing Installing Trust, Inc	Community Housing Initiative Trust, Inc	Willow Stook Village	Cammunity Housing Initiative Trust, Inc Nicole Tempenny
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Comments	Servicent Trustee	Lien-Fostiton	Original Loun Amount	Doundy	Funding Source(s)	A folia te/8 happing	Ormer Entity	Property Name	Deve logs of Collected
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HC - Owen FERFC 2016 HC compliance mean-wing See 1/h 51,209 Last contacted the Elementer on 2/516.	Parc	WA	WA	Culler	HC 1994L-095	Ruban Webl	Brent Property Group	Autouse Cay	Janesic Cay Apartmish, LLC Benjamin Malub
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[BOX,G.". 2011.IB/OZ. La.E. 76: 45500 for Failura to provide S8-1. Conceptiondexcet and P1/1111a. 1872;14, 2012014; 10/774; 11/714: 12/2914 & 10/215. [Coverlapse - Emily Badget (contact) has indicated that they use reclosing to app thiz 5te. Project will remain on Pash Due Report unlib invitant by FEEC has pt to de wanter fer.	ACS	Second	3 964,419	Отниде	номе (996на-о (5	Houring & Neighbothaod Devolopment Services of Central Florida, Inc	Houring & Neighborbood Developmen: Sernoes of Central Florida, Jac	Lunearie: Villat	11-Lu.N.D.S. of Cantral Florida Mil McReynolds
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Castorstate	Servicent/ Traatee	Lien-Popitina	Orlginal Losn Amoust	County	Funding Source(s)		Owner Barity	Property Nume	Developer/Contact
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SALL - Owen 2015 SALL server for a 5300 the 4700 16 Reminder values and 3-2016, 410 15 & part due noilee wat 5515	PIDC	NJA NJA	\$2,681,642	Ĺœ	2011-022CX SAL: 1994-024S HC 1995L-006		Parties Edite Lake, LLC	Europo Labore	Ранияна Вейна Laber, I.L.C Апри Динисай
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8ALL - Over 2015 SAL ELI servicer fers of \$7,199 10 dive 430/16 Remainer notices seri 3년3/14 - 419/16 & pasi due notice ==11 5/5/16	PHDC	Sevond	000,000,000	Drange	SAUL ELI REP 2010-16-11	TPI Conservation LLC: John Corbett: Hugh Jacoba	Orlindo Leases Housing A taxialari 1, LP	Nation Bay II	
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ς κρίμ - Στά μοκοιν όγορωμε ανη μαστι due ορχινευτητικέργ ξελούσι αθουυρή κ.Υ.11.16. [ινη τεποιούση εποιμέ ποτε 4/21/2016	PHDC	Snecond N/A	\$1,000,000 NVA	Maston	5AE.200705-199 HC 200705-199	Mogunia Walk Ayarimente II, Ins ; Browneil Barnard: Koward J, Gunn; Gwendolyn B Dawaro; Denier Lasvings: Eddye Bornt; Rose Zeakiong Elnon. Mitchelt; Anse Thomas	Magools Walk Aperincon 로. 1.4	Mugnutia Walk II	Cochi Lassed Hoisting Carponation, Inc. Buivine!! Barnurd
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7009 - Ores 52:0126 de de Faluer & usions 2015 Addird Enancials and SR-1 Gem Ge 52:2016 Faille to poloni 2015 Addird Financiale and SR-1 Gem Laic Ze invoice sent out en 2100;2015	FIEDOSTOC	2nd	3,600,000 00	પ્રાપ્ત	8252010-04/2009-153C/2010- 022CX/2011-009CX	Sunrise Park Phase I, Ltd., Norstar Sunrise Park I, Ioe, LWHA Sunrise Park Phase L.L.C. Norstar Development USA, LP, LWHA Development, LLC and Richard Higgins	Sunnixe Park Phraze I, I.K.	Sunnia: Path Apartmenta	
17000 - Obest 2549 lada: for 8x Finline: Jo veloni: 2013 Android Financiała and SR-I Born by 20/20216 - Bullue: la submiti 2013 Android Financiała and SR-I form. Late for investor and cut on \$10/2016.	FHECCENEC	31	2,995,000 QQ	Leo	182723160-042005-151C12010- 927CX/2011-008CX	Renatization Property II, 11.1.2, Northal Scatteration: Preserve Family II, Inc. 3: Renistance Preserve II, 11.C. Northal Developeral, II.C. Unit Preserve Developera, II.C and Renative Developera, II.C and Renative Higgins	Rina Manos Preeste II. LLL?	Benaitsinge Pressee Phase II	Newiter Developmend USA LP Richard L. Fingsine
(RDME): Subcreast resolved through 32.0116 torficed failure of bocrower for terms / behaving and Nuclei trazerie Construit in new fit an excitagine holder, in a paproximatia amound \$17.135 (2014) total of 35.110 (Samannala have 35 dependent are there for Fyhnings and Marchin approximate amount of 52.5260 mich, for a total dree of 55.600 (Enroll sensitio Enrovers 50.516)	France	Second	82,043,000	Collect	ноне 1999-1761	TPf Comhunities, LLC; John Cortett, Hugh Jacobe	Naplers Leasedd Mousing Aswoonica II, ELLP	Whieller's Green	Napher Leuted Housing Associates II, LLLP Armanit E. Brachman
EPGC2 Cover netword 8/21/2715 - Borrower awardet mee thouling in BPA and has completed ergelt understriking and moving to alosing. The EEECL (nan with to paid off at change of the new formling	AC8/SA	Second	\$197,199	Duval	EHCT 1997-002	Mt Carnel Gardenz, Inc	Mt Carriel Gaulenz, los	Motunt Carmel Gardens	føte. Cærmet Gentdens, Lac. Cærvell Smith - SPb5
[CW18]: Dwar 2016 CW19]: generat feerwis 11,999 dige 4-301 (6 Raminder Anlikes sent [J218/16, 4/19/16 & part due notice sent 2/5/16	FHDC	Second	23,285,600	Miami-Dude	CWHEP 2007-022W	Steven D. Soncarcich; Amuld Jaffice; Alex Mandez; Wayne Chaptin	Mourd Secon Medical Center of FL, Inc	Lowenstein Building Worldbree	Mount Sinai Medical Center of FL, lac. Angel Palin
514AD9 - Gerr tryfaurosott roserse: 5/6 356, 100 00 ar of 1531115	HIC	Second	\$7,1KU0,000	Miam+Date	SHADP 2009-009FFBH	Minni Beach Community Development Corporation, Ins ; Beatra: Cuenca-Barberio; Jack Johneyn: Also Matt), Eileen Reitty, Denis Russ	Marmi Resets Controlativ Develoption Corporation, Inc.	Villa Marie Apra	Miami Be sub Ourns unity Development Corp. cunt Beafrice Curnue-Barberio
	Servicett Treates	Lien-Position	Original Less, Amount	Quunty	Punding Source(s)	Affiliste/Financial Bear (iclary/Zyùoy)291	Owner Entity	Property Name	Develuper/Contact
			1/2/1/6	Part Due Report - as of 05/11/2016					

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					FILFC is Report - as of 05/1				
Developen'Contact	Property Name	Owner Entity	A Millale/Financial Beauficlery/Principal	Finding Source(s)	Connty	fattoritA deal (anging)	Lica-Position	Servicer/ Trustee	Constituents
Perik Richey Developmedr, Inc Themas Thompkins	Park Rathry aka Regency Palmi	line .	Berger, J. K.	SAIL 19995-079	Pased	\$2.000.060	Second	SMG/SA.	SAE Part Due for Decomber & January monthly payments to 1st merigagee. Passo County HD7 bonds merviced by Walker & Dualop. Per provident (AV35 from management) company they have been instructed to top mainly providege payments for lack of functing 22/15. Exercised copy of first lender default notice dated 1/27/15 - 2011 S- and Notice of Bronch of Lenin Covenant letter berrower. 2/12/15 empiried 1st tender and BOND truther for an adjuste to the part the amounts. AV515 ropics with 1st Lender denore concorring why all estrow seconds the lact the ant tetter herrower. 2/12/15 empiried tetter denore concorring why all estrow seconds the amounts. AV515 ropics with 1st Lender denore concorring why all estrow accounts had been zetted out He advised this was down are part of the multitude of Sareleysure proceedings. Funde was each to Francis Mae. In the denore was able multitude of a struct and Completing 11/14/15. Bestynstein ownership, and modely SAIL terms to avail for excision and Completing V18/15 FHFC Board meeting. The approved lean modulizations will hardwate ablestation of new covenership interests into the partnership. Refinancing request going to June Board for approval
Places Apartmetits of Palm Boy, LLC Jelizev W Wells	Raci	Pinco Aportmente el Potro Bay, LLC	Jetlicty W. Wella, Toemporn W. Wella	FDIC-AHDP	Breward	NA	NA	FHDC	FD/C - Past due service/ fores scale \$16,912 28 Invoice with 2713/14 Removed from Molice acid 526/14 Past Dae Notices sent 4/1791, 555/14, and 7723/14 Removed from MOU on 11/24/14 and ac have coastd monitoring.
Presbyliriun Hunnes of Pasco NPR, Ltd. Donnis Richardo	The Landings of St Andrew	Presbyterian Honres of Passo NPR, Lid	National Church Residencies of New Port Richey, Inc.; Paul W. BloomfieldSkeve Bodkin; Julia Frotianne: Michelle Norris, Teoya Kim Haha; Joseph Kasberg	8AIL 1994-0345	72000	000,009,12	NA	FHDC	SAIL - Owen 2015 SAIL survicer fiest of \$5,975 dije 4/30/16 Remander proteins sont 3/24/16, 4/19/16 & past due nutice sent 5/5/16
Preservation of Affordable Honsing, Inc. Anna Complein	Cotlez Manor	Preserveinen of Alfordoble Huisensy, Inc	POAH Cutler Manor, LLC: Preservation of Atlandable Housing, LLC	SAIL 2001-0365	Miaru-Dada	\$2,661,095	Second	SMG	RAIL - Part due for May Replacement Reperve endow payment valo \$2,750.00 that were due \$110+16.
Reymond Jomes Tex Credit Foods Inc. Stephen J Kropi	Wahnels Palms	Watersta Palme, Ltd		RFP2010-04/2009-147C/2010- 028CX	Polk	3,165,176 00	lst	FHDC/FHFC	TG2P - Overs 5250 lato los for Failurs to outroit 2015 Audited Financials and SR-1 lorm by \$72016, Failure to submit 2014 and 2015 Audited Financials and SR-1 lorm. Late (se invoice sent out os 910/2016
Real Estate Management, LLC Richard Willic	Belmoni Gazdens (VBL I)	Belmoni Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Pail disc services fees Van \$5,012-48. The owners have refined to pay their fees and we have seems monitoring to eliminate future fees Last contacted the borrower on 6/25/12
	Lloyd Rouse (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIG-AHDP	Escarobia	NA	NA	FHDC	FDIC - Past due activates lices visio \$5,017.48. The owners have referred to gay their fees and var have occased monitoring to elemente future lices. Last contacted the borrower on 6/35/12
	Villa Barcelona (VBL I)	Villa Barcolota, LLC	Real Estate Management, LLC	FDX-AHD?	Езбаліфіа	NA.	NA	FHDC	FDIC - Park due environt fere viso \$5,012-41. The ownerse base instance to pay their fere and we law ecoded monitoring to eliminate future fere. Last contacted the borrower on 6/35/12
Relistnee Henning Foundation Iac. Thomas Bluth	Progresso Paint	Rolepost-Proyect 30 Annociales, Ltá	Relance-Progress Associates, Ltd., Reliance-Progresso, L.L.C., Reliance Housing Services, L.L.C., and Reliance Housing Foundation. Inc	2010-14/2009-123C/2010-	Btoward	4, 480,000 D D	204	SMG-FHFC	TCEP: Chorea \$250 late for first Fasture to rubent 2015 Auduted Funanciate and SR-1 form by \$127016 Fasture to submit 2015 Audited Financials and SR-1 form Late for invoice sent out on \$102016
Relient Group Hans Juinte	Woodbury ata Eden Points	Eden Painle LLC	Cashie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manates	NA	ŇA	FHFC	HC + Ower PHPC HC compliance narmlering fees they \$9,900 Last contacted the Borrower on 252016.
Richansis Group Kristip Miller	San Shern Villas	Homestead Housing Partnership II, 1.id	RMS GP, LLC; Richard P Richman: Kristin M. Miller, David A. Salzman	SAIL 1993-HRR-001	Miami-Dade	\$2,37 <u>3,2</u> 00	Second	FHDC/SA	SAIL- Loan maiuted 219-16 Demand letter has sent 4 29'16 Borrower refinancing and extensiv request us underwriting for submission to June Board for approval
Ridge Winter Baven Ltd. Nathaniel Birdsong	Ridgewood Aparlments	Ridge Winter Paven Ltd	Ridge Winter Haven Ltd., Nathariel Birdsong	PLP 2007-149	Polk	\$615,452	Scound	FHFC/SA	PLP - Loss matured on NU1/14 Demand letter cent monthly, last cent #29/16 Amount device in \$36,358.94
SCLAD Pedro Rodriguez	Purte Prince	Spinal Cord Living Assistance Development, Inc	Spinal Cord Lawing Assistance Development, Inc	HOME 1995HR-004	Maoma-Dade	\$1372,677	First	SMG/SA	HOME - Loan matured 4/11/16 HOME loan currently in negotiation to be reinvictured and controlled to an anomizing toan. Under envice by reduit underwriter and terms of restructured le peeding furgit and anomizing by FRFC
Seville Farm Parnily Housing Association, Inc. Shelly Magoleki	New Hope Villas of Seville	Sculle Face Family Houses Association, Inc James Register	Sevelle Farm Farmily Houaing Ausocration, Inc	SAIL 1999-072\$	Volusio	\$2,877,785	Second	SMO	SAIL - Failure to retul payment for 2015 zervicing free i'a's 59,74946 due as of 3115 ife, remander send 2723-16 and 3731/16
Southern Affordathie Services Toc South Clark	The Fountains of Pershing Pack		SAS Fountains at Persbung Park, Uld., SAS Fountains at Persbing Park I Managers, LLC, and Southern Atlandable Services, Inc.	RF72010-04 2010-14/2009-240C	Orange	5,365,000-00	2nd	FHIXFEFC	TCEP - Ower \$250 Issue fee for Failure to submit the 2015 8R-1 form by \$2 3016. Failure In Automit the 2015 SR-1 form Late fee into us and out on 5/10/2016

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		-		FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
American Opportunity for Housing, Inc.	Dovetail Villas II	American Opportunity for Housing, Inc.	AOH-Dovetail Villas	93L-004	Orange	na	na.		ла	10/15/14
	Magnolía Pointe	BAY EQUITY INVESTMENTS, INC.		HC / HOME	Вау	\$625,000		First Housing	\$480,903	10/06/15
BECO Properties Inc. Robert Betterman	President's Walk	8ECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Møggle Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000) First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$ 1 ,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (t/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd,	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,746	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		DB/25/09
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manates		First			01/02/14

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				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09
Education County Containing	Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
Everglades Housing Group, Inc.	Eden Gardens fka Eden	Everglades Housing Group, Inc.		2008-011C (2004- 145C)	Collier	п.а.	n,a.	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500.000.00	2nd	AmeriNational		
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996\$-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equíties, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II. Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randail Jones	Tree Trail Apts	Floumoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

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				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinturth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indían River	\$544,517	N/A	First Housing		07/27/1
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	19 <mark>94L-1</mark> 47	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1965F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,606	N/A	First Housing		09/23/06
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd,	19901-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Developme <u>nt</u>		10/04/02
John M. Curtis Kashi Church Foundation, Inc.	ivy Chase Apartments By The River	John M. Curtis Kashi Church Foundation, Inc.	By the River, Inc.	931-086 HOME RFP 2006- 02-04SNP 2007-002FHSH	Pasco Indian River	n.a. HOME \$2,959,216 SHADP \$1,840,763.76	n,a. First	<u>Seltzer</u> AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/10/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrîd, înc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	19901-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09

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				FHFC						_
				Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	па	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley		MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a,	N/A	First Housing		08/04/10
Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Ncah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101,010	12/31/14
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Ocala Leased Housing Corp., Inc. John M. Curlis/	Sīlver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridga	Piceme	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	÷	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seitzer		05/29/12
Ravenwood Apartments, LLC	Ravenwood	Ravenwood Apartments, LLC		98-001S	Duval	\$2,500,000,00	1st	AmeriNational		
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	905-078/901-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/05
Renaissance Housing V, LLC	River Run	Renaissance Housing V. LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05

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				FHFC Foreclosure Report						
				as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Retirement Facility at Palm-Aire George Janke	Preserve at Patm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		901-069	Palm Beach	n.a.	R.a.	Rural Development		
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMR8 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		19901090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Adington	The Artington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisie Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Settzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestcor Development Corporation Steve Frick	Riley Chase	Vestoor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasola	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Rvan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11

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				FHFC Short Sale Report as of 05/11/2016						_
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Bonita Springs Area Housing Development Corporation		Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck- Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	93HRR-003 93L-100	Miami-Dade	\$2,800,000	First	SMG	\$1,400,000	1/21/2016
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Piace II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner, Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/ 2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	9 6 -001S		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James K <u>incaid</u>	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12

FHFC Short Sale Report as of 05/11/2016										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount i Charged Off	Sale Completed
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 19945-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	95\$-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscille H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720,00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1995-030\$		\$337,500	Second		\$231,801	10/15/2001
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

				FHFC						
			(Ther Writeoff Repo	t					
				as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02
	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A		PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Noncenforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Little Halti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miemi-Dade	\$435,450	Second	FHFC/SA	\$218,526	03/01/16
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

				FHFC Other Writeoff Reported as of 05/11/2016	rt					
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charge Off
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000	·		\$127,535	01/31/08
Southlake Community Foundation, inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutfledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858.783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share N	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1984-0455		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward	1	<u> </u>	PLP 05-093	Broward	\$105,186			\$105,186	09/26/08



COMPOSITE EXHIBIT H

2008 Universal Application Multifamily Mortgage Revenue Bonds (MMRB) Program State Apartment Incentive Loan (SAIL) Program HOME Investment Partnerships (HOME) Rental Program Housing Credit (HC) Program

Part I. Applicant Certification

The Applicant must provide the properly completed and executed Applicant Certification and Acknowledgement form behind a tab labeled "Exhibit 1".

Part II. Applicant and Development Team

A. Applicant

1. Corporation program(s) applied for in this Application:

Tax-Exempt Multifamily Mortgage Revenue Bonds (MMRB)

Taxable Multifamily Mortgage Revenue Bonds

State Apartment Incentive Loan (SAIL)

Housing Credits (HC) [Competitive 4% and/or 9%]

Housing Credits (HC) [non-competitive 4% with Tax-Exempt Bonds]

III HOME Investment Partnerships (HOME) Rental

2. Applicant Information:

a. Name of Applicant:	Ark Development/Overtown	n I, LLC							
Street Address:	2950 SW 27th Avenue, Suite 200								
City:	Miami	State: FL	Zip Code: 33133						
Telephone:	305-476-8118	Facsimile:	305-476-1557						
E-Mail Address: (Optional)	mgreer@carlisledevelopme	entgroup.com							
b. Federal Employer Identification Number	26-2123209								

If not yet obtained, provide a copy of the completed, submitted application for the Federal Employer Identification Number behind a tab labeled "Exhibit 2".

c. Is Applicant a legally formed entity qualified to do business in the state of Florida as of the Application Deadline?

G Yes G No

Provide required documentation behind a tab labeled "Exhibit 3".

d, If applying for HC: Is the Applicant a limited partnership or limited liability company?

Yes 🛛 🖗 No

e, Is the Applicant a Public Housing Authority created by section 421.04, Florida Statutes?

C Yes C No

f. Is the Applicant applying as a Non-Profit organization?

G Yes G No

If "Yes", the Applicant must respond to questions (1) and (2) below.

If "No", skip Non-Profit status questions and proceed to question 3. below.

- (1) Provide the following documentation for each Non-Profit entity:
 - (a) attorney opinion letter behind a tab labeled "Exhibit 4"; and
 - (b) IRS determination letter behind a tab labeled "Exhibit 5".
- (2) Answer the following questions:
 - (a) Is the Applicant or one of its general partners incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

C Yes C No

If "No", is the Applicant or one of its general partners a wholly-owned subsidiary of a Non-Profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

CYes CNo

(b) Is the Applicant or one of its general partners a 501(c)(3) or 501(c)(4) Non-Profit entity or is the Applicant or one of its general partners a wholly-owned subsidiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?

C Yes C No

- (c) If "Yes" to either question at (a) and/or question (b) above, answer the following questions:
 - (i) Does the Non-Profit entity have an ownership interest, either directly or indirectly, in the general partner or general partnership interest or in the managing member or the managing member's interest in the Applicant?

C Yes C No

- If "Yes", state the percentage owned in the general partnership or managing member interest:
- (ii) Percentage of Developer's fee that will go to the Non-Profit entity:
- (iii) Provide the description/explanation of the role of the Non-Profit entity behind a tab labeled "Exhibit 6".
- (iv) Provide the names and addresses of the members of the governing board of the Non-Profit entity behind a tab labeled "Exhibit 7".
- (v) For each Non-Profit entity, provide the articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing behind a tab labeled "Exhibit 8".
- (vi) Year Non-Profit entity was incorporated:

%

(уууу)

(vii) Is the Non-Profit entity affiliated with or controlled by a for-profit entity within the meaning of Section 42(h), Internal Revenue Code?

🕅 Yes 👘 📿 No

If "Yes", state name of the for-profit entity:

3. Provide the required information for the Applicant and for each Developer behind a tab labeled "Exhibit 9".

4. Contact Person for this Application:

First Name: Liz	MI: Last Name: Wong	_	
Street Address:	2950 SW 27th Avenue, Suite 200	•	
City:	Miami	State: FL	Zip Code: 33133
-------------------------------	------------------------	---------------	-----------------
Telephone:	305-476-8118	Facsimile:	305-476-1557
E-Mail Address: (optional)	wong@carlisldevelop	mentgroup.com	
Relationship to	Staff of the Developer		

5. If applying for HOME: Is the Applicant applying under the Community Housing Development Organization (CHDO) Set-Aside?

C Yes C No

If "Yes", state CHDO Name:

and provide the required information behind a tab labeled "Exhibit 10",

8. Development Team

1. Developer or principal of Developer:

a. Name of each Developer (include all co-Developers):

Carlisle Group I Development, LLC	
and a second	

- b. For each experienced Developer, provide an executed Developer or Principal of Developer Certification form behind a tab labeled "Exhibit 11". For each co-Developer without the required experience, provide the requested information behind a tab labeled "Exhibit 11".
- c. Provide the Developer's or principal of Developer's Prior Experience Chart behind a tab labeled "Exhibit 11".
- 2. Management Agent or principal of Management Agent:
 - a. Provide the executed Management Agent or Principal of Management Agent Certification form behind a tab labeled "Exhibit 12".
 - b. Provide the Management Agent's or principal of Management Agent's Prior Experience Chart behind a tab labeled "Exhibit 12".
- 3. General Contractor or qualifying agent of General Contractor:
 - a. Provide the executed General Contractor or Qualifying Agent of General Contractor Certification form behind a tab labeled "Exhibit 13".
 - b. Provide the General Contractor's or qualifying agent's Prior Experience Chart behind a tab labeled "Exhibit 13".
- 4. Architect or Engineer:

Provide the executed Architect or Engineer Certification form behind a tab labeled "Exhibit 14",

- 5. Attorney:
 - a. MMRB, SAIL and HOME Applicants provide the executed Attorney (MMRB, SAIL, or HQME) Certification form behind a tab labeled "Exhibit 15".
 - b. HC Applicants provide the executed Attorney (HC) Certification form behind a tab labeled "Exhibit 16".
- 6. Accountant:

Provide the executed Accountant Certification form behind a tab labeled "Exhibit 17",

- 7. Service Provider (Assisted Living Facility (ALF) Developments only):
 - a. Provide the executed Service Provider or Principal of Service Provider Certification form behind a tab labeled "Exhibit 18".

- b. Provide the Service Provider's or principal of Service Provider's Prior Experience Chart behind a tab labeled "Exhibit 18".
- 8. Guarantor(s) Information (MMRB Applicants only):

Provide the Guarantor Information Chart behind a tab labeled "Exhibit 19".

Part III. Proposed Development

A. General Development Information

1. Name of Development:

Metro Apartments
2. Location of Development Site:
a. Address of Development Site:
Street: 1000 NW 1st Avenue
City: Miami State: FL Zip Code: 33136

b. Will the Development consist of Scattered Sites?

🔍 Yes 💦 🥌 No

If "Yes", for each of the sites, provide the Address, total number of units, and a latitude and longitude coordinate behind a tab labeled "Exhibit 20".

c. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 21".

d. Is the proposed Development being revitalized utilizing HOPE VI funding?

C Yes C No

If "Yes", to qualify as a Hope VI Development for purposes of this Application, provide the required documentation behind a lab labeled "Exhibit 21".

e. County:

Miami-Dade - Large (E) 📃 💌

All Applicants must answer "Yes" or "No" to question (1) below. All HOME Applicants must also answer question (2) below.

(1) Is proposed Development located in the Florida Keys Area?

C Yes C No

(2) HOME Applications Only -

Will the proposed HOME Development be located in either Alachua County or Leon County?

C Yes C No.

If "Yes", complete either (a) or (b) below, as applicable:

(a) Alachua County Developments - is the Development located within Alachua County, but outside the boundaries of incorporated Gainesville?

CYes CNo

If "Yes", provide the required letter from Alachua County behind a tab labeled "Exhibit 22".

(b) Leon County Developments - Is the Development located within Leon County but outside the boundaries of incorporated Tallahassee?

~ ~

Yes No

If "Yes", provide the required letter from Leon County behind a tab labeled "Exhibit 22".

f. Local Jurisdiction:

(1) Name of local jurisdiction where Development is located:

City of Miami

If Development is located within a municipality (incorporated city, town, or village) the municipality must be specified.

(2) Chief elected official of jurisdiction:

First Name	Manuel	MI: A. Last Name: Diaz
Title:	Mayor	
Street Address:	3500 Pan American Dri	ve
City:	Miami	State: FL Zip Code: 33133
Telephone	No. (including area code):	305-250-5300
Competitive H	C and non-competitive HC App	licants must complete questions (1) through (4) below:
(1) Difficult De	velopment Area (DDA) and Qua	alified Census Tract (QCT):
(a) is the preamended		a DDA, as defined in Section 42(d)(5)(c)(iii), IRC, as
G Yes		
1.44	s 🧖 No	
	s 🕼 No , indicate which DDA:	
lf "Yes"	, indicate which DDA:	
If "Yes"		
If "Yes" Miam	, indicate which DDA: i-Dade County opased Development located in	a QCT as defined in Section 42(d)(5)(c)(ii), IRC, as
ff "Yes" Miam (b) Is the pro	, indicate which DDA: i-Dade County oposed Development located in i?	a QCT as defined in Section 42(d)(5)(c)(ii), IRC, as
If "Yes" Miam (b) Is the pro- amended G Yes	, indicate which DDA: i-Dade County oposed Development located in d? s	a QCT as defined in Section 42(d)(5)(c)(ii), IRC, as
If "Yes" Miam (b) Is the pro- amender G Yes If "Yes", and prov	, indicate which DDA: i-Dade County oposed Development located in d? s No indicate QCT Number: ide a copy of a letter from the k	
If "Yes" Miam (b) Is the pro- amended Tyes If "Yes", and prov the proper	, indicate which DDA: i-Dade County oposed Development located in f? No indicate QCT Number: ide a copy of a letter from the k osed Development is located in	ocal planning office or census bureau which verifies that
If "Yes" Miam (b) Is the pro- amended Tyes If "Yes", and prov the proper	, indicate which DDA: i-Dade County oposed Development located in f? indicate QCT Number: ide a copy of a letter from the k osed Development is located in cant applying for Housing Cred	ocal planning office or census bureau which verifies that the referenced QCT behind a tab labeled "Exhibit 23".
If "Yes" Miam (b) Is the pro- amended G Yes If "Yes", and prov the propo (2) Is the Appli	, indicate which DDA: i-Dade County oposed Development located in f? indicate QCT Number: ide a copy of a letter from the k osed Development is located in cant applying for Housing Cred	ocal planning office or census bureau which verifies that the referenced QCT behind a tab labeled "Exhibit 23". its for eligible acquisition expenses?
If "Yes" Miam (b) Is the pro- amended TYes If "Yes", and prov the propo (2) Is the Appli TYes If "Yes", an	, indicate which DDA: i-Dade County opased Development located in d? s	ocal planning office or census bureau which verifies that the referenced QCT behind a tab labeled "Exhibit 23". its for eligible acquisition expenses? below:
If "Yes" Miam (b) Is the pro- amended G Yes If "Yes", and prov the propo (2) Is the Appli C Yes If "Yes", an	, indicate which DDA: i-Dade County oposed Development located in d? s No indicate QCT Number: ide a copy of a letter from the k osed Development is located in cant applying for Housing Cred s No iswer questions (a) through (g) ie building(s) acquired or to be a	ocal planning office or census bureau which verifies that the referenced QCT behind a tab labeled "Exhibit 23". its for eligible acquisition expenses? below:

Cost:

\$[

(d) Date Development originally placed in service:

(mm/dd/yyyy)

(mm/dd/yyyy)

(e) Date and cost of last rehabilitation:

Date: I

(f) Describe acquisition facts and circumstances relative to Section 42(d), IRC ("10-year rule"):

I

-

¥ |

(g) Is a waiver of the 10-year rule being sought by the Applicant?

C Yes C No

Explain why or why not:

(3) Will this Development receive historic Housing Credits?

🕼 Yes 🛛 🖉 No

If "Yes", what amount of historic Housing Credits will the Development receive?

\$

(4) Is the Applicant applying for Housing Credits for eligible Rehabilitation expenses?

@ Yes @ No

If "Yes", answer questions (a) and (b) below:

(a) Will the Rehabilitation cost as a percentage of the adjusted basis of each building be equal to or greater than 10%?

🥵 Yes 🛛 🥵 No

(b) What is the estimated qualified basis in Rehabilitation expenses per set-aside unit within one 24-month period for the building(s) being Rehabilitated?

\$

3. Development Category:

a. Select one category -

- New Construction (where 50% or more of the units are new construction)
- Acquisition and New Construction (acquisition plus 50% or more of the units are new construction) -Available for HOME Applications Only
- 6 Rehabilitation/Substantial Rehabilitation (where less than 50% of the units are new construction)
- C Acquisition and Rehabilitation/Substantial Rehabilitation (acquisition plus less than 50% of the units are new construction)
- b. If applying for MMRB and/or SAIL -
 - (1) If applying for MMRB without SAIL, will each residential building consist of 2 or more dwelling units?

G Yes G No

(2) If applying for SAIL (SAIL only, HC and SAIL or MMRB and SAIL), will each residential building consist of 5 or more dwelling units?

C Yes C No

4.	Devel	opment	Type:
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High-Rise (A building comprised of 7 or more stories)

5. Number of buildings with dwelling units:

1

6. Total number of units:

90

7. Unit Mix:

# of Bedrooms per Unit	# of Baths per Unit	# of Units per Bedroom Type
2	2	72
3	2	18
the state of the state of the		
1.1		
and the state of t	1	1

8. Previous Underwriting:

Is this Development currently being underwritten or has it been underwritten previously by any Credit Underwriter under contract with Florida Housing Finance Corporation?

C Yes C No

I TES, Dentity the Oregin Underwriter.	If "Yes",	identify the C	Credit Underwriter:
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9. Development Status:

a. Has Rehabilitation/Substantial Rehabilitation or New Construction work commenced?

C Yes C No

(1) If "Yes" and Application is for New Construction, when were the building permits issued?

(mm/dd/yyyy)

(2) If "Yes" and Application is for Rehabilitation/Substantial Rehabilitation, were building permits required?

G Yes G No

If "Yes", when were the building permits issued?

If "No", when did the work commence?

(mm/dd/yyyy) (mm/dd/yyyy)

b. Is the Development complete?

🗘 Yes 🛛 🖻 No

If "Yes", when were the certificates of occupancy issued?

(mm/dd/yyyy)

If certificates of occupancy were issued on more than one date, provide a listing of the issue-date for each building behind a tab labeled "Exhibit 24".

c. Are any of the units occupied?

Yes 💽 No

d. If the proposed Development is not yet complete, what is the anticipated placed-in-service date?

12/31/2010 (mm/dd/yyyy)

- 10. Proximity (MMRB, SAIL and/or Competitive HC Applications Only):
 - a. For Applications involving a Public Housing Authority, provide the required information behind a tab labeled "Exhibit 25" and proceed to Part III. B. below.
 - b. For all other Applications:

(1) Provide the properly completed and executed Surveyor Certification form behind a tab labeled "Exhibit 25".

(2) Indicate the services that the Applicant is seeking proximity tie-breaker points for:

- Grocery Store
- Medical Facility
- Pharmacy
- Public Bus Stop or Metro-Rail Stop
- c. Proximity to closest Davelopment Address or latitude and longitude coordinates identified on the FHFC Development Proximity List (the List) (Maximum 3.75 Tie-Breaker Points):
 - (1) Indicate which of the following applies to this Application (Applicant may make only one selection even if more than one applies to the proposed Development):
 - (a) The proposed Development is located in a Large County AND the location of the proposed Development qualified as an Urban In-Fill Development at Part III.A.2.c. of the Application.
 - (b) The proposed Development is located in a Medium-Large County AND the location of the proposed Development qualified (I) as an Urban In-Fill Development at Part III.A.2.c. of the Application and (ii) is classified as a DDA and/or QCT as outlined in Part III.A.2.g.(1)(a) and/or (b) of the Application.
 - C (c) The Application qualified as a HOPE VI Development at Part III. A. 2. d. of the Application.
 - C (d) The Applicant selected and qualified for the Homeless Demographic Commitment at Part III.D. of the Application.
 - (e) The Applicant selected and qualified for the Farmworker/Commercial Fishing Worker Demographic Commitment at Part III.D. of the Application.
 - (f) The Applicant selected the Rehabilitation/Substantial Rehabilitation or Acquisition and Rehabilitation/Substantial Rehabilitation Development Catagory at Part III.A.3. AND the proposed Development involves the Rehabilitation/Substantial Rehabilitation of an existing, occupied residential rental property currently in operation as of the Application Deadline.
 - 🚱 (g) None of the above applies to this Application.
 - (2) If (1)(g) above was selected, indicate which of the following applies to this Application:
 - C (a) A Development identified on the List, serving the same demographic group, is located within 5 miles of the proposed Development, the location of the proposed Development qualities for Set-Aside Location A, and the Applicant is applying for SAIL and MMRB, SAIL and HC, MMRB only or HC only.
 - (b) A Development identified on the List, consisting of 31 or more units, serving the same demographic group, is located within 2.5 miles of the proposed Development, and (i) the location of the proposed Development qualifies for Set-Aside Location A and the Applicant is applying for SAIL only, or (ii) the location of the proposed Development does not qualify for Set-Aside Location A.
 - C (c) A Development identified on the List, consisting of 30 or fewer units, serving the same demographic group, Is located within 1.25 miles of the proposed Development, and (i) the location of the proposed Development qualifies for Set-Aside Location A and the Applicant is applying for SAIL only, or (ii) the location of the proposed Development does not qualify for Set-Aside Location A.
 - C (d) Both (b) and (c) apply.
 - C (e) Neither (a), (b), (c) nor (d) applies.

B. Construction Features and Amenities

1. Required for All Developments:

Does the Applicant commit to provide the following items, as applicable, for the proposed Development?

@ Yes C No

a. All Units for All Developments:

- Air conditioning in ell units (window units are not allowed; however, through-wall units are permissible for rehabilitation);
- Window treatments for each window inside each unit;
- Termite prevention and pest control throughout the entire affordability period;
- Peephole on all exterior doors

- Exterior lighting in open and common areas.
- b. All Units in All Developments Except SRO:
 - Cable or satellite TV hook-up in all units;
 - Full-size range, oven and refrigerator in all units;
 - At least two full bathrooms in all 3 bedroom or larger new construction units;
 - Bathtub with shower in at least one bathroom in at least 90% of the new construction non-Elderly units.
- c. All SRO Developments:
 - Minimum unit size of 110 square feet;
 - Each unit must contain at least one full size single bed, a lockable storage compartment or chest of drawers and a vertical clothes closet measuring at least three feet wide;
 - Each unit must contain a sink;
 - At least one set of bathroom facilities for every 16 units (each bathroom facility must contain a ratio of at least one sink, one shower with curtain or door and one toilet with door for every 4 units);
 - Community center or meeting room featuring a television with cable or satellite TV hook-up;
 - Public transportation within .5 mile.

2. Optional Features and Amenities:

Except for HOME Applicants, if the proposed Development will consist of Scattered Sitas (as stated by the Applicant at Part III.A.2.b.), does the Applicant make a commitment to locate each selected faature and amenity that is not unit-specific on each of the Scattered Sites, or no more than 1/16 mile from the Tie-Breaker Measurement Point, or a combination of both?

C Yes C No.

- ☐ 30 Year expected life roofing on all buildings (2 points)
- Galed community with "carded" entry or security guard, or if 2 or more stories, "carded" secure entry to building (2 points)
- Ceramic tile bathroom floors in all units (2 points)
- Microwave oven in each unit (1 point)
- Marble window sills in all units (1 point)
- Steel exterior entry door frames for all units (1 point)

At least 1.5 bathrooms (one full bath and one with at least a toilet and sink) in all 2 bedroom new construction units (2 points). Note: In order to be eligible to select this feature, the Development must have at least one 2 bedroom unit.

- Double compartment kitchen sink in all units (1 point)
- ✓ Pantry in kitchen area in all units must be no less than 20 cubic feet of storage space. Pantry cannot be just an under- or over-the-counter cabinet. (2 points)
- Dishwasher in all new construction units (1 point)
- Garbage disposal in all new construction units (1 point)
- b. For Rehabilitation/Substantial Rehabilitation Developments (Maximum available points for this category is 9 points):
 - New kitchen cabinets and counter top(s) in all units (3 points)
 - 30 Year expected life roofing on all buildings (2 points)
 - Gated community with "carded" entry or security guard, or if 2 or more stories, "carded" secure entry to building (2 points)

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Ceramic tile	bathroom	floors in all	units (2	points)	
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- Microwave oven inside each unit (1 point)
- Marble window sills in all units (1 point)
- Dishwasher inside each unit (1 point)
- Garbage disposals inside each unit (1 point)
- Steel exterior entry door frames for all units (1 point)
- Double compartment kitchen sink in all units (1 point)
- New bathroom cabinet(s), excluding medicine cabinet, in all units (1 point)
- New full-size range and oven in all units (1 point)
- New full-size refrigerator in all units (1 point)
- New plumbing fixtures in kitchen and bathroom(s) in all units (1 point)
- c. For All Developments Except SRO (Maximum available points for this category is 12 points):
 - Emergency call service in all units (3 points)
 - Exercise room with appropriate equipment (1 point)
 - Community center or clubhouse (3 points)
 - Swimming pool (2 points)
 - Playground/tot lot, accessible to children with disabilities (must be sized in proportion to Development's size and expected resident population with age-appropriate equipment) (2 points)
 - Car care area (for car cleaning/washing) (1 point)
 - Two or more parking spaces per total number of units (1 point)
 - Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
 - Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)
 - Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
 - Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer (1 point)
 - Each unit wired for high speed internet (1 point)

Applicant may select only one of the following two items:

- Laundry hook-ups and space for full-size washer and dryer inside each unit (1 point)
- Washer and dryer in a dedicated space with hook-ups within each unit, provided at no charge to the resident during the term of any lease (3 points)

Applicant may select only one of the following two items:

- Laundry facilities with full-size washers and dryers available in at least one common area on site (1 point)
- C Laundry facilities with full-size washers and dryers available in at least one common area on every floor if Development consists of more than one story (2 points)

Applicants that selected Single Family Rental or Duplexes/Quadraplexes at Part III.A.4. may select any of the

followin	ng:
Г	Garage for each unit which consists of a permanent, fully enclosable structure designed to accommodate one or more automobiles, either attached to the unit or detached but located on the same property, provided at no charge to the resident (3 points)
Г	Carport for each unit which consists of a permanent covered and paved area, attached to the unit and designed to accommodate one or more automobiles, provided at no charge to the resident (2 points)
ŗ	Fenced back yard for each unit which consists of a portion of the property behind each unit that is enclosed by a wood, privacy or chain link fence of a minimum height of 48". Direct access to the fenced back yard for each unit must be afforded solely by a door from that unit and no other unit. (2 points)
d, For SR	O Developments (Maximum available points for this category is 12 points):
Г	Emergency call service in all units (3 points)
Г	Exercise room with appropriate equipment (2 points)
Г	Secure, enclosed bicycle storage (1 point)
Г	Cable or satellite TV hook-up in each unit (1 point)
1	Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
Г	Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)
$\Gamma \in$	Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
Γ.	Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer (1 point)
Applicat	nt may select only one of the following two items:
C	Laundry facilities with full-size washers and dryers available in at least one common area on site (1 point)
େ	Laundry facilities with full-size washers and dryers available in at least one common area on every floor if Development consists of more than one story (2 points)
• •	Conservation Features for all units in the Development (Maximum available points for this
•	y is 9 points): eating - Applicant may select only one of the following three items:
Ċ	• Heat pump with a minimum HSPF of 8.2 instead of electric resistance (1 point)
	Heat pump with a minimum HSPF of 8.5 instead of electric resistance (2 points)
	Gas hydronic combo unit HVAC (2 points)
	coling - Applicant may select only one of the following three items:
(Air conditioning with a minimum SEER rating of 14 (1 point)
G	Air conditioning with a minimum SEER rating of 15 (2 points)
C	Air conditioning with SEER rating of 16 or better (3 points)
(3) W	ater Heating - Applicant may select only one of the following three items:
Ċ	Gas water heater with energy factor of .61 or better (1 point)
(i	Electric water heater with energy factor of .93 or better (1 point)
	Tankless gas water heater (2 points)

- (4) Insulation Wall insulation ratings are determined by the insulation material only, not the wall assembly materials. For mixed-type construction, the Applicant may only select the insulation option for the construction type that comprises 50 percent or more of the proposed Development.
 - (a) Frame built construction (Applicant may select only one of the following two items):
 - C Wall insulation of a minimum of R-13 (1 point)
 - C Wall Insulation of R-15 or better (2 points)
 - (b) Masonry/concrete block construction (Applicant may select only one of the following two items):
 - Wall insulation of a minimum of R-7 (1 point)
 - C Wall insulation of R-10 or better (2 points)

In addition, Applicant may select only one of the following two items:

- C Attic insulation of R-30 or better (1 point)
- C Insulation of R-19 with radiant barrier on top floor only (1 point)
- (5) Windows (excluding windows on doors and sidelights) Applicant may select only one of the following five items:
 - C Solar screens on all west and east facing windows (1 point)
 - C Double-pane glass on all windows (2 points)
 - $C\,$ All windows double-pane with minimum solar heat gain coefficient of < or equal to .50 and minimum of .75 U Value (2 points)
 - C All windows single-pane with minimum solar heat gain coefficient of .58 or better (2 points)
 - All windows single-pane with shading coefficient of .67 or better (2 points)
- (6) Energy Star Appliances:

F Energy Star certified refrigerator and dishwasher in each unit (1 point)

(7) Other:

Ceiling fans in all bedrooms and living area in each unit (2 points)

- 3. Green Building (5 points):
 - The Applicant commits to provide at least 10 of the Green Building options listed at Part III.B.3. of the Application Instructions

C. Ability to Proceed

- 1. Status of Site Plan Approval or Plat Approval:
 - a. Multifamily Developments must provide a properly completed and executed Local Government Verification of Status of Site Plan Approval for Multifamily Developments form behind a lab labeled "Exhibit 26".

OR

- b. Single-Family Rental Developments must provide a properly completed and executed Local Government Verification of Status of Plat Approval for Single-Family Rental Developments form behind a tab labeled "Exhibit 26".
- 2. Evidence of Site Control:

Applicant must demonstrate site control by providing the following documentation:

a. Provide a fully executed qualified contract for purchase and sale for the subject property behind a tab labeled "Exhibit 27".

OR

b. Provide a recorded deed or recorded certificate of title behind a tab labeled "Exhibit 27".

OR

c. Provide a copy of the fully executed long-term lease behind a tab labeled "Exhibit 27".

- 3. Evidence of Infrastructure Availability:
 - a. Electricity Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure Electricity form behind a tab labeled Exhibit 28".
 - b. Water Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure Water form behind a tab labeled "Exhibit 29".
 - c. Sewer, Package Treatment or Septic Tank Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure - Sewer Capacity, Package Treatment, or Septic Tank form behind a tab labeled "Exhibit 30".
 - d. Roads Provide a letter from the appropriate Local Government or a properly completed and executed Verification of Availability of Infrastructure Roads form behind a tab labeled "Exhibit 31".
- 4. Evidence of Appropriate Zoning:
 - a. New Construction Developments Provide a properly completed and executed Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations form behind a tab labeled "Exhibit 32".

OR

- b. Rehabilitation/Substantial Rehabilitation Developments Provide a properly completed and executed Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations form or a properly completed and executed Local Government Verification That Permits Are Not Required For This Development form behind a tab labeled "Exhibit 32".
- 5. Environmental Site Assessment (ESA):
 - a. Phase I ESA Provide a properly completed and executed Verification of Environmental Safety -Phase I Site Assessment form behind a tab labeled "Exhibit 33".
 - b. Phase II ESA If applicable, provide a properly completed and executed Verification of Environmental Safety - Phase II Site Assessment form behind a tab labeled "Exhibit 34".

D. Demographic Commitment

- C 1. Elderly
 - a. Will the proposed Development be an ALF?

G Yes G No

- b. Provide evidence of a local need for low-income Elderly housing (non-ALF or ALF) behind a tab labeled "Exhibit 35".
- C 2. Farmworker or Commercial Fishing Worker Provide evidence of a local need for Farmworker or Commercial Fishing Worker housing behind a tab labeled "Exhibit 35".
- C 3. Homeless Provide a properly completed and executed Verification of Inclusion in Local Homeless Continuum of Care Plan by Lead Agency form behind a tab labeled "Exhibit 35". If no Local Homeless Assistance Continuum of Care Plan exists, evidence of a local need for Homeless housing must be provided behind a tab labeled "Exhibit 35".
- 4. Family Development will serve the general population.

E. Set-Aside Commitments

- 1, MMRB, SAIL and HC Applications:
 - a. Minimum Set-Aside:

Select one of the following:

C 20% of units at 50% Area Median Income (AMI) or lower

OR

40% of units at 60% AMI or lower

OR

C HC Applicants Only - Deep rent skewing option as defined in Section 42, IRC, as amended OR C SAIL Applicants Only - 100% of units below 120% AMI

b. Set-Aside Commitment:

(1) Is the location of the proposed Development within Set-Aside Location A?

C Yes @ No

(2) All Applicants must enter all set-aside commitments (required set-asides and additional set-asides) on the total set-aside breakdown chart at either section (a), (b), (c), (d), or (e) below. The Applicant should complete each column of the chart in the section that is applicable to the program(s) it is applying for.

(a) If only applying for Competitive HC or non-competitive HC with Local Government-issued Tax-Exempt Bonds:



(b) If only applying for SAIL:



(c) If applying for MMRB, SAIL and non-competitive HC Only:





(d) If applying for MMRB and non-competitive HC Only:



Percentage:

(e) If applying for Competitive HC and SAIL Only:



2. HOME Applications:

Percentage:

Total Set-Aside

a. Minimum Number of HOME-Assisted Units Requ	ired by HUD:	
(1) HOME loan Requested:	\$	
(2) Total Development Cost:	\$	
(3) % of Total Development Cost provided by H		%
(Divide a.(1) by a.(2) and round up to the nex		
(4) Total number of units in Development:	ł	
(5) Minimum number of HOME-Assisted Units re	equired:	

(Multiply a.(4) by a.(3), round up to the next wh	hole number)
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- (6) Minimum number of HOME-Assisted Units as a percentage:(Divide a.(5) by a.(4) and round percentage to two decimal places)
- b. Commitment to Set Aside Units Beyond the Minimum:

Does the Applicant commit to set aside additional HOME-Assisted Units beyond the minimum required by HUD?

C Yes C No

If "Yes", answer the following questions:

(1) How many?

	 _
	 _
 	 -

%

(2) Percentage of ADDITIONAL HOME-Assisted Units: (Divide number shown in b.(1) by a.(4) and round percentage to two decimal places)

(3) Is the minimum number of HOME-Assisted Units required, as shown at a.(5), plus the additional HOME-Assisted Units, as shown at b.(1), either equal to or less than the total number of units in the Development?

C Yes C No

c. Total Set-Aside Percentage: (add a.(6) and b.(2) and round percentage to two decimal places)

d. Summary of HOME-Assisted Units:

(1) Low HOME Rent Units

(2) High HOME Rent Units

(3) Total HOME-Assisted Units

3. Affordability Period for MMRB, SAIL, HOME and HC Applications:

Applicant irrevocably commits to set aside units in the proposed Development for a total of

50 years.

F. Resident Programs

1. Qualified Resident Programs for Non-Elderly and Non-Homeless Developments (Maximum 6 Points):

I a. Welfare to Work or Self-Sufficiency Type Programs (1 point)

Identify the program and the contact person:

Name of welfare to work or self-	-sufficiency type program:	
Miami Downtown One St	op Career Center	
Name of Contact Person:		Telephone Number:
William Brinson		305)573-7301
City: Miami	State: FL	oor Zip Code: 33137
(1) Financial Assistance with	h Purchase of a Home (2 po mily Rental Developments C	Dnly)
C Affer School Brogrom for Ch	alldron (2 pointe)	

1	G. Aner	SULION	FI0gram tor	oniiaren	IJ	points,

d. First Time Homebuyer Seminars (1 point)

e. Literacy Training (2 points)

f. Job Training (2 points)

 Qualified Resident Programs for Homeless Developments - SRO and Non-SRO (Maximum 6 Points):

a. The following resident programs are available for SRO Developments only:

(1) Staffed kitchen/Cafeteria (3 points)

(2) Daily Activities (3 points)

b. The following resident programs are available for Non-SRO Developments only:

(1) Homeownership Opportunity Program:

- (a) Financial Assistance with Purchase of a Home (2 points)
 OR (for HC Single Family Rental Developments Only)
- 6 (b) Financial Assistance with Purchase of a Unit in the Development (1 point)
- (2) After School Program for Children (3 points)
- (3) First Time Homebuyer Seminars (1 point)
- c. The following resident programs are available for both SRO and Non-SRO Developments:
 - (1) Welfare to Work or Self-Sufficiency Type Programs (1 point) Identify the program and the contact person:

Name of welfare to work or self-sufficiency type program:

Name of Contact Person:		Telephone Number:
et Address:		
City:	State:	Zip Code:

(2) Literacy Training (2 points)

(3) Job Training (2 points)

3. Qualified Resident Programs for Elderly Developments (Maximum 6 Points):

a. The following resident programs are available for Elderly Non-ALF Developments only:

(1) Daily Activities (3 points)

(2) Assistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point)

(3) Resident Assurance Check-In Program (2 points)

(4) Manager On-Call 24 Hours Per Day (2 points)

b. The following resident programs are available for Elderly ALF Developments only:

(1) Medication Administration (3 points)

(2) Services for Persons with Alzheimer's Disease and Other Related Disorders (3 points)

c. The following resident programs are available for both Eiderly Non-ALF and Eiderly ALF Developments:

(1) Private Transportation (3 points)

(2) Literacy Training (2 points)

(3) Computer Training (2 points)

4. Qualified Resident Programs for ALL Applicants (Maximum 8 Points):

🔽 a. Health and Wellness

(1) For all Developments Except Elderly ALF Developments:

(a) Health Care (2 points)

(b) Health and Nutrition Classes (2 points)

C (c) Mentoring (2 points)

OR

- (2) For Elderly ALF Developments only:
- (a) Health and Wellness Services and Activities (2 points)
- **F** (b) Mentoring and Intergenerational (2 points)
- b. Resident Activities (2 points)
- C. Financial Counseling (2 points)
- T d. English as a Second Language (2 points)
- K e. Resident Assistance Referral Program (2 points)
- 5. f. Swimming Lessons (2 points)
- 💌 g. Life Safety Training (2 points)

G. HOME Uniform Relocation Act (HOME Applicants Only)

- 1. Does any portion of the Development involve rehabilitation work?
 - Yes Complete both questions 2 and 3
 - No Complete question 3 only
- 2. Tenant Relocation Information for Existing Properties:
 - a. Are there any units occupied?
 - 4 Yes Complete items b. f.
 - 🏶 No Skip ilems c. f.

b. How many total units now exist in the development?

- c. How many units are occupied?
- d. Based on the income information of each tenant, is permanent relocation (displacement) anticipated during or after the rehabilitation period?
 - 4 Yes Number of units affected:
 - 6 No
- e. During rehabilitation, will temporary relocation of any tenants be required?

C Yes - How many tenants will require temporary relocation?

6	No

- f. Provide one copy of the required information in a separate notebook entitled "Relocation Documentation."
- 3. Uniform Relocation Act (URA) Acquisition Information (New Construction and Rehabilitation Developments):
 - a. Does the Applicant own the Development site as documented in the Site Control section of this Application?

C Yes - Provide a narrative regarding the acquisition behind a tab labeled "Exhibit 36" and skip items b, through d, below

C No - Answer Item b. below

- b. Is Applicant a private company?
 - Yes Provide a copy of the notice provided to the seller behind a tab labeled "Exhibit 37" and skip items c. and d. below
 - C No Answer Item c. below
- c. Is Applicant a public (government) Applicant?
 - C Yes Answer item d. below
 - C No Skip item d. below
- d. Does the Applicant have eminent domain power?
 - C Yes Provide a copy of the required notice behind a tab labeled "Exhibit 38"
 - m C No Provide the required information behind a tab labeled "Exhibit 38"

H. HOME Certification of Consistency With the Consolidated Plan (HOME Applicants Only)

Provide documentation evidencing certification of consistency with Consolidated Plan behind a tab labeled "Exhibit 39".

I. HOME - Other Federal Requirements (HOME Applicants Only)

1. Federal Labor Requirements:

Does the Development consist of 12 or more HOME-Assisted Units to be constructed under a single contract?

C Yes G No

2. Debarment and Suspension:

Provide the executed Contractor Certification behind a tab labeled "Exhibit 40".

- 3. Lead Based Paint:
 - a. Did the Applicant answer "Yes" to question G.1. in this Application?
 - 🕫 Yes answer item b. below
 - 🥝 No skip items b. and c. below
 - b. Was the Development to be rehabilitated built before 1978?
 - Yes answer item c. below
 - 🚱 No skip item c. below
 - c. Is the Applicant purchasing the property?
 - C Yes Provide a copy of the executed Disclosure of Information on Lead Based Paint and Lead Based Paint Hazards form behind a tab labeled "Exhibit 41".
 - C No

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4. Match:
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List the amount of each source of Match and provide the required documentation behind a tab labeled "Exhibit 42".



Part IV Local Government Sunnort

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A. Contributions - MMRB, SAIL, HC and HOME Applications

1. If the proposed Development does not meet one or more of the criteria listed in the Application Instructions to be eligible for an automatic 5 points, has a Local Government committed to provide a contribution to the proposed Development?

FYes C No

If "Yes", provide the following:

- (a) The applicable Local Government Verification of Contribution form(s):
 - (1) Local Government Verification of Contribution Grant form behind a tab labeled "Exhibit 43";
 - (2) Local Government Verification of Contribution Fee Waiver form behind a tab labeled "Exhibit 44";
 - (3) Local Government Verification of Contribution Loan form behind a tab labeled "Exhibit 45"; and/or
 - (4) Local Government Verification of Contribution Fee Deferral form behind a tab labeled "Exhibit 46".
- (b) The payment stream for all present value calculations (if contribution consists of a loan or deferred fee) and the calculations by which the total amount of each waiver is determined (if contribution consists of a fee waiver) must be provided behind the applicable exhibit tab.
- 2. For each Local Government contribution the Development will receive:
 - a. Enter the type of contribution (grant, loan, fee waiver or fee deferral) and the value (net present value for loans and fee deferrals) of each contribution:





b. Enter the total Local Government contribution(s):

B. Incentives

- 1. If the Local Government provides an expedited permitting process for affordable housing, provide the Local Government Verification of Affordable Housing Incentives - Expedited Permitting Process for Affordable Housing form behind a tab labeled "Exhibit 47".
- 2. If the Local Government has an on-going and current process for providing contributions to affordable housing properties or developments, provide the Local Government Verification of Affordable Housing Incentives Contributions to Affordable Housing Properties or Developments form behind a tab labeled "Exhibit 48".
- 3. If the Local Government currently makes available to affordable housing properties or develoments the modification of fee requirements, including reduction or waiver of fees and alternative methods of fee payment, provide the Local Government Verification of Affordable Housing Incentives - Modification of Fee Requirements for Affordable Housing Properties or Developments form bahind a tab labeled "Exhibit 49".
- 4. If the Local Government currently has a process, established by ordinance, resolution, plan or policy, that requires consideration of the impact of proposed policies, ordinances, regulations, or plan provisions on the cost of affordable housing prior to adoption of such policies, ordinances, regulations, or plan provisions, provide the Local Government Verification of Affordable Housing Incentives Impact of Policies, Ordinances, Regulations or Plan Provisions on Cost of Affordable Housing Properties or Developments form behind a tab labeled "Exhibit 50".

PART V. Financing

A Eundien

A. Funding

1, Funding Request:

Tax-Exempt Multifamily Bonds	\$
Taxable Multifamily Bonds	\$
☐ SAIL	\$
Competitive HC (annual amount)	\$ 2430000
☐ Non-competitive HC (annual amount)	\$
Гноме	\$
a. SAIL Applicants	

(1) An Applicant may request a SAIL loan in excess of 25 percent of Total Development Cost if it meets at least one of the eligibility requirements listed at Part V.A.1.c.(2)(a) of the Application Instructions.

Is the Applicant applying for a toan in excess of 25 percent of the Total Development Cost based on this provision in the Application Instructions?

C Yes C No

If "Yes," evidence of the Applicant's eligibility must be provided behind a tab labeled "Exhibit 51."

- (2) An Applicant may request a SAIL loan in an amount that does not exceed 35 percent of Total Development Cost if it meets one of the eligibility requirements listed at Part V.A.1.c.(2)(b) of the Application Instructions. The Applicant's eligibility to make this request will be verified by the Corporation during the scoring process.
- b. HOME Applicants Total maximum HOME subsidy allowed: \$

Provide a chart behind a tab labeled "Exhibit 52" showing the calculation of the total maximum HOME subsidy the Applicant may request based on the Corporation limits.

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2. Supplemental Loan Amount:

- a. Minimum required number of ELI units and maximum number of units on which the Supplemental Loan Amount will be computed;
 - (1) Total units in Development (Part III.A.6. of the Application)
 - (2) Percentage of total units set aside for ELI Households (Part IR.E.1.b.(2) of the Application)
 - (3) Number of units set aside for ELI Households - a.(1) times a.(2) [rounded up to next whole unit]
 - (4) For Applicants Requesting Competitive HC or Competitive HC/SAIL:
 - (a) Minimum number of ELI units required -10% of total units [a.(1) times .10, rounded up]
 - (b) Maximum number of ELI units 20% of total units [a.(1) times .20, rounded up]
 - (c) Additional ELI units (above the 10% minimum) eligible for Supplemental Loan Amount [a.(3) minus a.(4)(a)]

_		
20		
18		
9		
18		
9		

- b. Supplemental Loan Amount Calculation for additional ELi units:
 - (1) For Applicants NOT Requesting Competitive HC -Supplemental Loan Amount based on units set aside for ELI Households up to maximum of 10% of total units [a.(3) times \$85,000)]
 - (2) For Applicants Requesting Competitive HC or Competitive HC/SAIL - Supplemental Loan Amount based on units set aside for EL1 Households above the minimum required up to maximum of 10% above the minimum [a.(4)(c)

\$ 765000

\$

times \$85,000)]

3. Designation (MMRB, SAIL and HC Applicants):

h. Applicant elects not to select one of the above designations

If selecting the Preservation designation, the Applicant must provide the required evidence of eligibility behind a tab labeled "Exhibit 53".

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4. Other Funding:

a. If a PLP loan has been awarded for this Development, provide the following information:

Corporation File Number Amount of Funding

b. Other Corporation funds that will be used as a source of financing for this construction project:

Corporation Program	Corporation File Number	Amount of Funding
(1) SAIL		\$
(2) Tax-Exempt MMRB		\$
(3) Non-competitive HC		\$ [
(4) Taxable MMRB		\$

c. If Local Government-issued Tax-Exempt Bond proceeds, excluding 501(c)(3) bonds, will be used to finance this construction, provide the following information:

 Tax-Exempt Bond source	 Tax-Exempt Bond amount
	\$ }

B. Finance Documents

All Applicants must complete the Development Cost Pro-Forma, the Detail/Explanation Sheet, if applicable, the Construction or Rehab Analysis, and the Permanent Analysis.

All Applicants must complete and attach the Commitment to Defer Developer Fee form, if applicable, behind a tab labeled "Exhibit 54".

C. MMRB Applicants Only (Threshold)

Provide the following information:

1. Credit Enhancer:

Term:	Expected Rating:	
OR		
2. Private Placement/Name of Purchaser:		
		
Term:	Expected Rating:	

Provide the Credit Enhancer's Commitment or Bond Purchaser's Letter of Interest behind a tab labeled "Exhibit 55".

D. Funding Commitment(s)

Attach all funding commitment(s) executed by the lender(s) or other source(s). Insert documentation for each source directly behind its own tab beginning with a tab labeled "Exhibit 56" and continuing with sequentially numbered tabs for each exhibit.

Addenda

You may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify in detail the particular Part, Section, Subsection, etc., to which the additional information or explanatory addendum applies.

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DEVELOPMENT COST PRO FORMA

NOTES:

(1) Developer fee may not exceed the limits established in Rule Chapters 67-21 and 67-48, F.A.C. Any portion of the fee that has been deferred must be included in Total Development Cost.

(2) If Housing Credit equity is being used as a source of financing, complete columns 1, 2 and 3. Otherwise, complete columns 2 and 3.

(3) General Contractor's fee is limited to 14% of actual construction cost. General Contractor's fee must be disclosed.

(4) In reference to impact fees, a tax professional's advice should be sought regarding eligibility of these fees.

(5) For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction, which amounts cannot exceed 5% for New Construction and 15% for Rehabilitation/Substantial Rehabilitation, as stated in Rule Chapters 67-21 and 67-48, F.A.C.

(6) The Corporation pays the servicing fees and compliance monitoring fees for all HOME Applicants. For HOME Rental loans to Non-Profit entities, the Corporation also pays the credit underwriting fees and environmental review fees.

(7) Applicants using HC equity funding, with the exception of those applying for MMRB, should list an estimated compliance fee amount in column 2.

(8) The Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. ATTACH ADDITIONAL SHEETS IF NECESSARY.

	1	2	3
PROJECT COST Actual Construction Cost	ELIGIBLE (HC ONLY)	HC INELIGIBLE; OR MMRB/SAIL/HOME	Total (MMRB, SAIL, HOME and HC)
Demolition			0

New Rental Units 17114328 349272 17463600 Rehz of Existing Rental Units 0 0 0 Accessory Buildings 0 0 0 0 Renzeational Amenities 125000 125000 250000 0 0 Rehzb of Existing Common Areas 0 0 0 0 0 0 A1. Accessory Buildings 17239328 \$ 474272 \$ 17713600 3 17713600 <t< th=""><th>*Off-site (explain in detail)</th><th></th><th>-</th><th>0</th></t<>	*Off-site (explain in detail)		-	0
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*Impact Fees (list in detail) 140800 140800			13695	the second of the second
	*Impact Fees (list in detail)	140800		140800

Inspection Fees	224000		224000
Insurance	15000		15000
Legal Fees	212500	7500	220000
Market Study	6000		6000
Marketing/Advertising		300000	300000
Property Taxes	84000		84000
Soil Test Report	15000		15000
Survey	75000		75000
Title Insurance		100992	100992
Utility Connection Fee	135720		135720
*Other (explain in detail)	3357	8108	11465
A3. TOTAL GENERAL DEVELOPMENT COST	\$ 1609327	\$ 702634	\$ 2311961
*A4. Contingency Reserves	\$ 778544	\$	\$ 778544
(5) (explain in detail) B1. AQUISITION COST OF EXISTING DEVELOPMENTS	1/10044		- Proore
(EXCLUDING LAND) Existing Buildings	\$	\$	\$ 0
*B2. Other (explain in detail)	\$	\$	\$ 0
C. DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ 20328565	\$ 1195506	\$ 21524071
D. DEVELOPER'S FEE (1)	\$ 3430700	\$	\$ 3430700
E. TOTAL LAND COST		\$ 1800000	\$ 1800000
F. TOTAL DEVELOPMENT COST (C+D+E)	\$ 23759265	\$ 2995506	\$ 26754771

Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide description and amount for each item that has been completed on the Pro Forma.

Development Cost

Acquisition Cost of Existing Developments (as listed at Item B 1.)

Other:				·		4
Actual Construct (as listed at Item A						
Off-site:						× ×
Other:						× 3
General Develops (as listed at Item A						
Impact Fees:	City of Miami:	School	Fees-\$55,080	and Impact	Admin Fe	0-

\$12,690, Miami-Bade County: Impact Fee-\$73,030

¥.

Other:

Reserves

Contingency Reserves (as listed at Item A 4.)		evelopm						-
Other Reserves					 		4	

ARCHINT

Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, must be NOTE: paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

CONSTRUCTION or REHAB ANALYSIS

	AMOUNT	DOCUMENTATION
A. Total Development Cost:	\$ 26754771	
B. Sources:		
1. SAL Loan Requested	\$ 0	
2. MMRB Requested	\$ 0	
3. HOME Loan Requested	\$ 0	
 HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. 	\$ 17347000	Exhibit 57
5. Supplemental Loan Amount	\$ 765000	
6. First Mortgage Financing	\$ 6000000	Exhibit 56
7. Second Mortgage Financing	\$ 300000	Exhibit 58
8. Third Mortgage Financing	\$	Exhibit
9. Deferred Developer Fee	\$ 3430700	Exhibit 54
10. Grants	\$	Exhibit
11. Equity - Partner's Contribution	\$	Exhibit
12. Other:	\$	Exhibit
13. Other:	\$	Exhibit
14. Total Sources	\$ 27842700	
C. Financing Shortfall (A - B.14.):	\$ -1087929	Ī

Each Exhibit must be listed behind its own Tab. DO NOT INCLUDE ALL EXHIBITS BEHIND ONE TAB.

PERMANENT ANALYSIS

	AMOUNT
A. Total Development Cost:	\$ 26754771
B. Sources:	
1. SAIL Loan Requested	\$ 0
2. MMRB Requested	\$ 0
3 HOME Loan Requested	\$ 10

LOCATION OF	
DOCUMENTATION	

LOCATION OF

WITHIN EACH INGOUND	Ψ J U	
4. HC Syndication/HC Equity Proceeds	\$ 20408000	Exhibit 57
5. Supplemental Loan Amount	\$ 765000	
6. First Mortgage Financing	\$ 1860000	Exhibit 56
7. Second Mortgage Financing	\$ 300000	Exhibit 58
8. Third Mortgage Financing	\$	Exhibit
9. Deferred Developer Fee	\$ 3430700	Exhibit 54
10. Grants	\$	Exhibit
11. Equity - Partner's Contribution	\$	Exhibit
12. Other:	\$	Exhibit
13. Other:	\$	Exhibit
14. Total Sources	\$ 26763700	
Financing Shortfall (A - B.14.):	\$ -8929	

Each Exhibit must be listed behind its own Tab. DO NOT INCLUDE ALL EXHIBITS BEHIND ONE TAB.

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2008-2100



FY 2008 HC APPLICATION

Сору

Submitted To:

Florida Housing Finance Corporation

227 North Bronough Street, Suite 500

Tallahassee, FL 32301



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EXHIBIT 9 Metro Apartments

Applicant Entity:	Ark Development/Overtown I, LLC. A Florida Limited Liability Company
Member (.01% owner):	MM Ark Development/Overtown I, LLC A Florida Limited Liability Company
Member:	Issac Kodsi (100% owner)
Officers/Directors/Shareholders:	N/A
 Investor Member (99.99% owner): 	Isaac Kodsi &/or assigns
Developer Entity:	Carlisle Group I Development, LLC A Florida Limited Liability Company
• Member:	CDG, LLC A Florida Limited Liability Company
Member:	Matthew Greer, Manager
Officers/Directors/Shareholders:	N/A

EXHIBIT I

RESIGNATION

The undersigned, ELIZABETH WONG hereby tenders her resignation as Secretary of the Florida limited liability companies listed on Exhibit A attached hereto effective as of the 19th day of September, 2013.

ELIZABETH WONG ong

EXHIBIT A

Alabaster Gardens Development, LLC Amber Garden Development, LLC Bell Ridge Development, LLC Bell Ridge II Development, LLC Carlisle Group I Development, LLC Carlisle Group II Development, LLC Carlisle Group III Development, LLC Carlisle Group IV Development, LLC Carlisle Group V Development, LLC Carlisle Group VI Development, LLC Carlisle Group VII Development, LLC Carlisle Group VIII Development, LLC Charlotte Crossing Development, LLC Christine Cove Development, LLC Coral Sands Development, LLC Country Walk Development, LLC Crestview Park II Development, LLC Dixie Court Development, LLC Dixie Court II Development, LLC Heron Pond II Development, LLC Magnolia Crossing Development, LLC Magnolia Crossing II Development, LLC Meadowbrook Development, LLC Morris Court II Development, LLC Morris Court III Development, LLC Poinciana Grove Development, LLC Royalton Development, LLC Sea Grape Development, LLC Sea Grape II Development, LLC Sonrise II Development, LLC St. David Development, LLC St. Luke's Development, LLC TCG Silurian Pond Development, LLC Tallman Pines Development, LLC Tallman Pines II Development, LLC Valencia Gardens Development, LLC Villa Patricia Development, LLC Villa Patricia II Development, LLC Villa Patricia III Development, LLC Village Allapattah Development, LLC Village Allapattah II Development, LLC Village Carver Development, LLC Village Carver II Development, LLC Village Carver III Development, LLC

EXHIBIT A

Carlisle Group I, LLC Carlisle Group II, LLC Carlisle Group III, LLC Carlisle Group IV, LLC Carlisle Group V, LLC Carlisle Group VI, LLC Carlisle Group VII, LLC Carlisle Group VIII, LLC CDG Dixie Court, LLC CDG Dixie Court II, LLC CDG Magnolia Crossing II, LLC CDG Morris Court III, LLC CDO Sea Grape II, LLC Coral Sands, LLC Heron Pond Apartments II, LLC Jacaranda Trail II, LLC TCG 401 NW, LLC TCG Allapattah I, LLC TCG Allapattah II, LLC TCG Amber, LLC TCG Bell Ridge Apartments, LLC TCG Bell Ridge II, LLC TCG Carver I, LLC TCG Carver II, LLC TCT Carver III, LLC TCG Charlotte Crossing, LLC TCG Country Walk, LLC TCG Crestview Park, LLC TCG Crestview Park II, LLC TCG Dixie Court, LLC TCG Falcon Pass, LLC TCG Magnolia Crossing, LLC TCG Magnolia Ridge, LLC TCG Meadowbrook, LLC TCG Poinciana Grove, LLC TCG Royalton Apartments, LLC TCG Santa Clara Apartments II, LLC TCG Sea Grape, LLC TCG Silurian Pond, LLC TCG Sonrise Villas II, LLC TCG Sonrise Villas III, LLC TCG St. David, LLC TCG St. Luke's, LLC TCG Tallman Pines, LLC TCG Taliman Pines II, LLC TCG Valencia Garden, LLC

TCG Villa Patricia, LLC TCG Villa Patricia II, LLC TCG Villa Patricia III, LLC

EXHIBIT J


December 19, 2013

Mr. Steve Auger Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

RE: New Contact

Dear Steve:

Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan's contact information is below.

Jonathan Del Sol Carlisle Property Management, Inc. Phone: (305) 357-4742 Facsimile: (305) 476-5240 Email: <u>JDelSol886@cpmapartments.com</u> 2950 5W 27th Avenue, Suite 200 Miami, FL 33133

If you have any questions I am always available and can be reached at the same address noted above, my direct phone line is (305) 357-4727 and my new email address is <u>mgreer@cpmapartments.com</u>.

Best regards

Matthew Greer

Attachment

Cc: Kevin Tatreau Laura Cox Ken Reecy Brian McDonough



DEVELOPMENT NAME	City, Florida				
Alabaster Garden	Pensacola				
Aliapattah Garden	Miami				
Arbor Crest	Quincy				
Bell Ridge	Расе				
Bell Ridge II	Pace				
Brownsville Transit Village II	Miami				
Brownsville Transit Village III	Miami				
Brownsville Transit Village IV	Miami				
Cameron Creek Apartments	Florida City				
Charlotte Crossing	Punta Gorda				
Christine Cove	Jacksonville				
Country Manor	Bowling Green				
Country Walk	Wauchula				
Crestview Park	1mmokalee				
Crestview Park II	Immokalee				
Dixie Court	Fort Lauderdale				
Dixie Court II	Fort Lauderdale				
Dixie Court III	Fort Lauderdale				
Douglas Pointe Apartments	Miami				
Dr. Kennedy Homes	Fort Lauderdale				
East Village (fka Ehlinger)	Davie				
Everett Stewart Sr. Viliage	Miami				

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DEVELOPMENT NAME	City, Florida				
Golf View Gardens	Sunrise				
Heron Pond	Lehigh Acres				
Heron Pond II	Lehigh Acres				
Jacaranda Trail	Arcadia				
Jacaranda Trail II	Arcadia				
Jubilee Courtyards	Florida City				
Magnolia Crossing	Расе				
Meridian West	Key West				
The Beacon (fka Metro)	Mlami				
Morris Court II	Pensacola				
Morris Court III	Pensacola				
Northwest Gardens I	Fort Lauderdale				
Northwest Gardens II	Fort Lauderdale				
Northwest Gardens III	Fort Lauderdale				
Northwest Gardens IV	Fort Lauderdale				
Oaks Trail	Arcadia				
Orchard Park Apartments	Ruskin				
Palafox Landing	Pensacola				
Poinciana Grove	Miami				
Prospect Park	Fort Lauderdale				
Santa Clara Apartments II	Miaml				
Sea Grape Apartments	Marathon				
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DEVELOPMENT NAME	City, Florida				
Sea Grape II	Marathon				
Silurian Pond	Pensacola				
Sonrise Villas	Felismere				
Sonrise Villas II	Fellsmere				
St. Luke's Life Center	Lakeland				
Summerlake Apartments	Davie				
The Anchorage	Miami				
The Villas At Lake Smart	Winter Haven				

DEVELOPMENT NAME	City, Florida				
Tinsley Cove	Tampa				
Tuscany Lakes	Ellenton				
Valencia Garden	Wauchula				
Wahneta Palms	Winter Haven				
Washington Square	Miami				
Westview Garden Apartments	Miami				
Willow Creek Apartments	North Port				
Willow Creek Apartments II	North Port				

COMPOSITE EXHIBIT K

Kate Flemming

From: Sent: To: Subject: Attachments: "laura cox" Thursday, December 19, 2013 5:26 PM special assets; compliance FW: New Contact - Carlisle Properties Notice to FHFC-Contact Person 12-19-2013.pdf

-----Original Message-----From: Liz Wong [lwong@apcommunities.com] Sent: Thursday, December 19, 2013 04:55 PM Eastern Standard Time To: Steve Auger Cc: Kevin Tatreau; Laura Cox; Ken Reecy; Brian McDonough; Jonathan Del Sol; Matt Greer (mgreer@cpmapartments.com) Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.

Should you have any questions please do not hesitate to contact us.

Thanks.

PS: Happy Holidays!

LIZ WONG PLEASE NOTE MY NEW CONTACT INFO

2950 S.W. 27th Avenue, Suite 200 Ì Miaml, FL 33133 Office: (305) 357.4725 | Fax: (305) 476.1557 E-Mail V-Card Website Facebook Twitter LinkedIn



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December 19, 2013

Mr. Steve Auger Florida Housing Finance Corporation 227 North Bronough Street, 5uite 5000 Tallahassee, FL 32301

RE: New Contact

Dear Steve:

Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del 50l. Jonathan's contact information is below.

Jonathan Del Sol Carlisle Property Management, Inc. Phone: (305) 357-4742 Facsimile: (305) 476-5240 Email: JDel5oi886@cpmapartments.com 2950 SW 27th Avenue, Suite 200 Miami, FL 33133

If you have any questions I am always available and can be reached at the same address noted above, my direct phone line is (305) 357-4727 and my new email address is <u>mgreer@cpmapartments.com</u>.

Best regard

Metthew Greer

Attachment

Cc: Kevin Tatreau Laura Cox Ken Reecy Brian McDonough



DEVELOPMENT NAME	City, Florida			
Alabaster Garden	Pensacola			
Allapattah Garden	Miami			
Arbor Crest	Quincy			
Bell Ridge	Pace			
Bell Ridge II	Pace			
Brownsville Transit Village II	Miami			
Brownsville Transit Village III	Miami			
Brownsville Transit Village IV	Miami			
Cameron Creek Apartments	Florida City			
Charlotte Crossing	Punta Gorda			
Christine Cove	Jacksonville			
Country Manor	Bowling Green			
Country Walk	Wauchula			
Crestview Park	1mmokalee			
Crestview Park II	Immokalee			
Dixie Court	Fort Lauderdale			
Dixie Court II	Fort Lauderdale			
Dixie Court III	Fort Lauderdale			
Douglas Pointe Apartments	Miami			
Dr. Kennedy Homes	Fort Lauderdale			
East Village (fka Ehlinger)	Davle			
Everett Stewart Sr. Village	Miami			

DEVELOPMENT NAME	City, Florida				
	·····				
Golf View Gardens	Sunrise				
Heron Pond	Lehigh Acres				
Heron Pond II	Lehigh Acres				
Jacəranda Trail	Arcadia				
Jacaranda Trail II	Arcadia				
Jubilee Courtyards	Florida City				
Magnolia Crossing	Pace				
Meridian West	Key West				
The Beacon (fka Metro)	Miami				
Morris Court II	Pensacola				
Morris Court III	Pensacola				
Northwest Gardens I	Fort Lauderdale				
Northwest Gardens I!	Fort Lauderdale				
Northwest Gardens III	Fort Lauderdale				
Northwest Gardens IV	Fort Lauderdale				
Oaks Trail	Arcadia				
Orchard Park Apartments	Ruskin				
Palafox Landing	Pensacola				
Poinciana Grove	Miami				
Prospect Park	Fort Lauderdale				
Santa Clara Apartments II	Miami				
Sea Grape Apartments	Marathon				



DEVELOPMENT NAME	City, Florida				
Sea Grape II	Marathon				
Silurian Pond	Pensacola				
Sonrise Villas	Fellsmere				
Sonrise Villas II	Fellsmere				
St. Luke's Life Center	Lakeland				
Summerlake Apartments	Davie				
The Anchorage	Miami				
The Villas At Lake Smart	Winter Haven				

DEVELOPMENT NAME	City, Florida			
Tinsley Cove	Tampa			
Tuscany Lakes	Ellenton			
Valencia Garden	Wauchula			
Wahneta Palms	Winter Haven			
Washington Square	Miami			
Westview Garden Apartments	Miami			
Willow Creek Apartments	North Port			
Willow Creek Apartments II	North Port			

COMPOSITE EXHIBIT L

Kate Flemming

From:	Liz Wong <lwong@apcommunities.com></lwong@apcommunities.com>
Sent:	Thursday, December 12, 2013 2:48 PM
То:	candice allbaugh; jade grubbs; amy garmon; kevin tatreau; elizabeth thorp; bill cobb; laura cox; jan rayboun
Cc: Subject:	steve auger Atlantic Pacific Contact Info

Good Afternoon,

Please note my new email address, <u>lwong@apcommunities.com</u>. I am not receiving emails at <u>lwong@carlisledevelopmentgroup.com</u>. If you have sent me any correspondence this week to the Carlisle email I have not received it, please re-send it to the Atlantic Pacific email.

Please feel free to forward this email to Corporation staff. I apologize for the inconvenience.

Thanks.

LIZ WONG Vice President

2950 S.W. 27th Avenue, Suite 200 [Miami, FL 33133 Office: (305) 357.4725 [Fax: (305) 476.1557 E-Mail [V-Card] Website [Facebook] Twitter | LinkedIn



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Kate Flemming

From: Sent: To: Subject: "laura cox" Thursday, December 12, 2013 5:41 PM compliance; special assets FW: Atlantic Pacific Contact Info

-----Original Message-----From: Liz Wong [lwong@apcommunities.com] Sent: Thursday, December 12, 2013 05:24 PM Eastern Standard Time To: Candice Allbaugh; Jade Grubbs; Amy Garmon; Kevin Tatreau; Elizabeth Thorp; Bill Cobb; Laura Cox; Jan Rayboun Cc: Steve Auger Subject: Atlantic Pacific Contact Info

Good Afternoon,

Please note my new email address, <u>lwong@apcommunities.com</u>. I am not receiving emails at <u>lwong@carlisledevelopmentgroup.com</u>. If you have sent me any correspondence this week to the Carlisle email I have not received it, please re-send it to the Atlantic Pacific email.

Please feel free to forward this email to Corporation staff. 1 apologize for the inconvenience.

Thanks.

LIZ WONG Vice President

 2950 S.W. 27th Avenue, Suite 200 | Miami, FL 33133

 Office: (305) 357.4725 | Fax: (305) 476.1557

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EXHIBIT M

Florida Housing Finance Corporation Past Due Report - as of 05/15/2015									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficl <i>ary/Princ</i> ipal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordabe Realty and Housing Corp 1.J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due 5/11/15, including past due fees of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
Al Golosi Real Estate nvestment Corp. Douglas Tymins	Palmetto Ridge Estates	Palmetto Ridge Estates Limited Partnership		2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second		BOND/RRLP - A CNA was prepared for the property in 9/2014. The assessment recommends an increase of \$718 per unit (\$11,488/mo.) from \$250 per unit (\$4,000/mo.). The borrower is disputing the increase which was to take effect 10/2014. Last correspondence with borrower dated 10/31/14. Further discussion is required with FHFC.
Allíant Holdings of Florida, L. L. C. Cristie George	Regency Gardens	Regency Gardens Apartments, Ltd.	Alliant Holdings of Regency, LLC; Project Teamwork, Inc.; Shawn Horwitz; BJ Behnken; Tony Almario; Gail Moore- Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$3,126 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardes	\$1,577,186	Second	SMG	SAIL - Past due for 5/2015 Tax and insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee i/a/o \$6,480.90 which were due 3/15/15, 4/3/15 - E-mail sent requesting status update. Several attempts t collect past due payments have been made with no response. Sent email gel update to past due items 5/14/15 Per email from developer the proper has had many financial setback and is currently looking for help with funding.
AMR at Pensacola Jim Reeves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit copies of monihily statements for T&I and R&R escraw accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Arbour Valley Development LLC John O. Moore, Jr	Arbours at Fort King Apts.	Arbours at Fort King LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2010-04/2009- 132C/2010- 036CX/2011-017CX	Pasco	\$4,700,000	4th	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
	Arbours at Shoemaker Place Apartments	Arbours at Shoemaker Place, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2009-04/2009- 42X	Walton	\$8,095,000	N/A	FHFC/SMG	TCEP - Owes \$250 fate fee for Falture to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFC/SA	PLP - Lean matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 4/30/15. Amount drawn i/a/o \$325,117.63

Past Due Report - Page 1 of 14

Florida Housing Finance Corporation Past Due Report - as of 05/15/2015									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicet/ Trustee	
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Ima Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Вау	\$825,000	Third	FHDC/SA	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103,255 & RR deposits da/o \$15,984. thru 4/30/15. Due to foreclosure filing, we have been advised no further payments will be made and no future statements will be anticipated.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys I & II	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys III	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan metured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer tees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rico Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009- 123C / 2010-033CX / 2011-014CX	Broward	\$4,480.000	Second	SMG	HC - Paid 5/26/15, Owes FHFC ARRA Annual Asset Management Fee i/a/a \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15. Past Due Notice sent 3/30/15.
Carliste Development Group Claudia Ortiz Johnethon Del Sol	Se∦ Rıdge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carliste Development Group Ltoyd J. Boggio	BOND 2005 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$523.79 per unit (\$2,519 16/ma,) from \$255.50 per unit (\$1,022/ma) - The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Recd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. PNA possibly to be scheduled for June 2015.
	Brownsville Transit Village II	Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009- 04/2009-056X	Miami-Dade	\$21,768,500	Third	FHEC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227 50 due 4/30/15. Past due notice sent 5/12/15.
Continued on next page.	Brownsville Transit Village III	Brownsville Village IU, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227 50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	Brownsville Village IV, Ltd.	Brownsville Village II, LLC: Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009- 149C / 2010-032CX / 2011-013CX	Miami-Dade	\$5,850,000	Second	FHEC/FHOC	TCEP - Owes \$250 tate fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15, wes TCEP quarterty servicer fee l/a/o \$2,227,50 due 4/30/15. Past due notice sent 5/12/15.

Past Due Report - Page 2 of 14

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Carlisie Development Group,	Dr. Kennedy Homes	Dr. Kennedy Homes, Ltd. Liž Wong	Matthew S. Greer; 1754 LLC	RFP2010-04/2009- 144C/2010- 029CX/2011-010CX	Broward	\$5,000,000	Thrid	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Auduled Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Hattica b. creer	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010-14/2009- 146C/2010-045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Evereti Stewart, Sr. Village	Carlisle Group IV, Ltd	Carlisle Group IV, LLC.; Matthew Greer; Liz Wong	RFP2009-04/2009- 040X	Miami-Dade	\$21,768,500	Fourth	FHFC/\$MG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Metro Apartments (The Beacon)	Ark Development/Overto wn I, LLC Liz Wong		RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third	FHFCISMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
	Northwest Gardens I (Alan Apartments)	Northwest Properties , Ltd. Liz Wong	Matthew S. Greer, 1754 LLC	RFP2009-04/2009- 057X	Broward	\$15,232,500	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15
	Northwest Gardens III	Northwest Gardens 11, Ltd. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009- 145C/2010-046CX	Broward	\$6,275,000	Third	FHFC/8MG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Palafox Landing	Palalox Landing, Ltd.	CEII Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; Williarm Byrd; Percy L. Goodman Jr.; Matthew S, Greer	TCAP 2009-065CTX	Escambta	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee lialo \$1,502,98 due 4/30/15. Pasi due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, (nc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/a \$5,823.50 due 4/30/15 Reminder notice sent 4/30/15.
	Summeriake	Summerlake Apariments, Ltd.	Summerlake Apartments, Inc.; Lloyd J. Boggio; Matthew S. Greer	SAIL 2000-0195	Broward	\$1,100,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$4,500 due 4/30/15. Reminder notice sent 4/30/15.
	Wahneta Palms	Wabneta Palms, Ltd Maithew S. Greer		TCEP RFP2010-04 / 2009-147C / 2010- 028CX	Polk	\$3,165,176	First	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fees va/o \$1,560 71 due 4/30/15. Past due notice lsent 5/11/15.

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services' Trustee	
Carlisle Group Llayd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Lloyd Boggia, Bruce Greer, Luis Gonzalez	6AIL 2002-056S	Broward	\$2,000,000	Şecond	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court, LLC The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monihity statements for T&I and R&R escrew accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-0545	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	a division of CEDO	CEDO Housing Development Corporation; James Palmer; Inez Holt: Robert Green; Willie Major Jackson; Jarome Showers; Marilyn Anderson	SAIL 20005-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owe5 2008 SAIL interest t/a/o \$80,689 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1.421 B5. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946 80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083), 3/3/15-Past Due notice sent to borrower regarding unpaid 2008, 2011 and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Hausing Initiative Trust, Inc.	SAIL 19965-003	Brevard	\$4,346,848	First	ACS/SA	SAIL - Loan malured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crassen	HOME 1993HD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME + 1) Loan matured on January 9, 2015. Borrower approved for one year extension at 1/30/15 Board meeting. 2) Escrow payment smount was increased effective 7/1/14 to \$12,070,19 per month due to substantial increase in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this period is \$84,491.33; however, borrower has paid \$47,674,33. This represents a shortage of \$46,957.38. Notifications sent 8/05/14; 8/11/14; 8/10/14: 11/07/14; 12/29/14; 02/27/15; 03/16/15 and 4/13/15.
Continued on next page,	Ballet Villages It	Ballet Viilages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1996HR-012	Palm Beach	\$942 994	First	FHDC	HOME - Owes a partial payment of \$1,356.70 for monthly escrow due 3/31/15. Owes 1 monthly escrow payment i/a/o \$4,966.01 due 4/30/15. Past due and reminder notices sent 5/6/15.

Past Due Report - Page 4 of 14

					Nousing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Límiled Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 19955-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 1/23/13. Sorrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,461.16 due 3/31/15 and 1 monthly escrow payment i/a/o \$22,813.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,162. Past due notice sent 5/6/15.
Comerstone Group Jorge Lopez	River Caks Florida City	River Oaks Holdings, Ltd,	River Daks Holdings, Inc.; Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc.; Stuart I Mayers; Jorge Locez	HOME 1994DRHR- 031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15, Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Cornerstone Group	Cornerstone Doral Terrace, Inc. Doral Terrace Associates Ltd. Jorge Lopez Individually, Stuart I. Myers Individually	SAIL 1999 \$-0 82	Miami-Dade	\$2.500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Ceribbean Wesl	Creative Choice Homes VI, Ltd,	Creative Choice Homes. Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mortgege Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however until this is resolved Caribbean will remain on the report
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd ; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SATL - Loan Matured 12/1/14. Demand letter sent monthly last sent 4/30/15
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989-0845	Manroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly last sent 4/30/15. Owes 2014 SAIL Servicer fees i/a/o \$2,063 53 due 4/30/15. Reminder natice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement Valo \$19,869.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc.lawsuit
Continued on next page.	Preserve at Oslo (fka: Woods of Vero)	Preserve at Oslo	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest i/a/o \$50,593,61 due 1/i/15, late fee interest i/a/o \$224.55 as of 5/15/15. Owes 2/2016, 3/2015, 4/2015. 5/2015 payments i/a/o \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771 15 as of 5/15/15

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	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015												
	Property Name	Owner Entity	[Benenclary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Services/ Trustee					
	Vista Palms (fka: Andros Isle)	Vista Pałms	Creative Choice Homes XI, LTO; Yashpal Kakkar	SMI#27	Lee	\$ 4 91,274	Second		SMI - Owes balloon interest i/a/o \$51,030,94 due 11/15/14, late fee interest i/a/o \$240.76 as of 5/15/15, Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242.19 due the tifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.				
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies		2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.				
Dewar Properties James L. Dewar, Jr.	Inverness Club	Dewar Properties	Mary T. Johnson	HC 1990L-017	Citrus	NA	NA		HC - Owes FHFC HC (RD) compliance monitoring fees va/o \$225. Last contacted the Borrowar on 3/25/15.				
DomInium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Moorhouse; Delray Beach Leased Housing Associates I, LLC; Dominium Holdings II, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Paim Beach	\$115,900	Second	FHFĆ	TCAP/HOME - Owes interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15				
	Whistler's Green	Whistler's Green, Ltd.	John Corbett; Naples Leased Housing Associates SLP I, LLC; David L Bretton; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorehouse		Callier	\$2,043,000	Second		HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15 Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/6/15.				
East Little Havana Community Development Corporation Anita T Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wifredo Gort, Florentino Almeida, Yunis Segura	SAIL 19915-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A		SAIL - 2013 Property Taxes are past due i/a/o \$53,453.03 and a VAB petition has been filed halting tax sale. 2014 Property Taxes are past due i/a/o \$51,876,88. Delinquent laxes were advertised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750 Last contacted the Borrower on 2/2/15.				

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					Housing Finan Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Seneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
EHDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Čtaude Pepper Towers	EHDOC Pepper Towers Limited Partnership		TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Mjarni-Dada	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee I/a/o \$4,982 95 not paid timely. Past Due Notice sent 2/12/15. Third request sent 3/30/15 Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Atliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11 Amount drawn Va/o \$184561. Borrower's request for short sale approved at the 1/30/15 Board meeting
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Mlami-Dade	\$2,600,D00	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NĀ	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, Including \$12,634,16 for a prior year. Last contacted borrower on 4/02/2015.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminolé	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn va/o \$36,447,12. Demand letter sent monthly, last sent 4/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M, Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 6/19/14, Demand letter sent monthly, last sent 4/30/15. Amount drawn: \$649,989 40

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					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
H,A,N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach The) Miquel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	Housing Authority of the City of Miami Beach	HOME RFP 2006-02- 03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent \$/6/15
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, Apríl L		Suwannee	\$4.350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late tee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Nassau	\$3,150,000	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Cerolyn A, Jenkins, Steve Bauer	HOME 1995HR-002	Ósceolá	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 4/30/15.
Heritage Partners Group, Inc James Kincaïd	La Belle Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees va/5 \$459 due 5/11/15, including a past due amount of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd,	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 4/30/15. Owes \$500 for SAIL Late Filing fee due 7/14/14. Past due notices sent monthly last sent 5/12/15.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Villagé I Apartments	FDIC-AHDP	Hillsborbugh	NA	NA	FHDC	FDIC - Past due servicer fees via/o \$1 589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12
Housing Trust Group Randy Rieger	Emerald Patms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Goardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowiz; Randy Rieger; Stewart I, Marcus	SAIL 2001-074S	Broward	\$2,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrew accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Independence Village Jeff Sharkey	Independence Village	Big Bend Community Based Care	Independence Village LLC, Big Bend Community Based Care Inc., Coral Sky Development LLC,	SAIL RFP 2008-01-05	Bay	\$1,691,745 ,	Second	SMG	SAIL - Past due for the May T&I escrow payment in the amount of S 1,747.68 and the May R&R payment in the amount of \$600. Notice sent to borrower on the monthly escrow letter sent out 5/15/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.		SAIL 2000-067S	Alachua	\$1,025,000	Second		SAIL - Past Due i/a/o \$6,859 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.05 on 9/6/08 due immediately. Borrower indicated that they are working with first mortgage company to refinance and are hoping to clear past due items by end of October/November. Past due for 2011 SAIL interest i/a/o \$3,887 due by 8/31/12 in addition to the late payment charge i/a/o \$194.35 due immediately. <i>6/23/13 email from borrow that they</i> continue to work towards refinancing this project. 7/16/13 sent Breach of Loan Covenants letter advising development of failure to remit monthly required escrow payments to the first mortgagee for the SAIL loan. First Mortgagee has not sent out any formal default notification as to escrow payments and is currently working with the borrower. 6/4/14 sent past due email requesting status update of all outstanding past due items tisted above. 11/6/14 sent request for update to at past due items. 2/29/14 sent addition request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Leriox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-0535	Duval	\$2,000,000	Second	\$MG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, 1td.	Monroe County Housing Corpotation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethel: Bethy Rondeau	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan makured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Ăffordeble/Cilrus Glen, Inc.; Emily Badger, Kenneih Dixon	SAIL 1993-0135	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o 35, 175 due 4/30/15. Reminder notice sent 4/30/15.
	Þark Springs	Woodcreek Apartments, L id .	Inc.; Thomas N. ;Tompkins	SAH 1999-0775	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$7.563.95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.		PLP 2005-087	Miami-Dade	\$435,460	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,525. Demand tetter sent monthly, last sent 4/30/15.

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Developer/Contact	Property Name	Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Orlginal Loan Amount	Lien-Position	Servicer/ Trustee	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC		RFP2010-04/2009- 1716/2010- 043CX/2011-023CX	Pinellas	\$3,100,000	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N∕A	N/A	FHEC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15,
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hatt; Eileen Reilly; Denis Russ	006HL	Miami-Dade	\$1,000,000	Second	FHFC	DEMO - Gwes replacement reserves for 2013 Jalo S5 920. Received C/O 7/2013. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 <i>ilaio</i> \$17,750.
	The Állen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Halt; Eileen Reilly; Denis Russ		Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,584 plus a 5% tate charge of \$529.20 for the annual EHCL sinking And due 6/31/13. Past due and reminder notices sent monthly, tast sent 5/12/15
	Villa Mərla Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alam Hall; Eileen Reilly; Denis Russ	009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	Due Report - as County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill S. Munnings, Sr.		Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G [Gilbert_	SAIL 1990S-001	Paim Beach	\$1,116,000	First		SAIL - Property sold at tax auction on 3/12/14. Legal filed claim for surplus funds of \$492,508 which Florida Housing may possibly recover. Owes \$1,768,80 plus a 5% late charge of \$89,45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,788,80 plus a 5% late charge of \$89 45 for 2013 SAIL servicer fees due 4/30/14. This comment is not being updated by FHDC.
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax tien on property i/a/o \$90,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms, Owes \$500 SAIL Late Filing Fee for 2007-2013. Owes 2004-2014 Servicing fees i/a/o \$51,843.50 plus late charges of \$2 266.66. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddya Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4.076 through 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NA	FHFC	HC - Paid 8/t8/15, Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-0425	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees I/a/o \$300 due 4/30/15. Reminder notice sent 4/30/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regen≎y Pałms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayas Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC,	SAIL 19995-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st mortgages, Pasco County HFA bonds serviced by Walker & Dunlop. Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/27/15. 2/3/15-sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND invisee for an update to the past due amounts. 4/6/15 spoke with 1st Lender attorney concerning why all escrow accounts had been zeroed out. He edvised this was done as part of the initiation of foreclosure proceedings Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teerapom W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$16,982.28 Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14. 5/5/14, and 7/23/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Aparlments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 19985-001	Duval	\$2,500,000	First	ACS/SA	SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/3/115. Borrower has not established T&I Escrow, A lump sum was requested for RR l/a/o \$128,333,16 (for period 11/09-05/13), then \$2,333 33 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest i/a/o \$96,599. Late Payment Fee of 5% of payment amount (\$4,829 95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due i/a/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due i/a/o \$75,000 alte charge of \$3,750 is now due, hn addition, 2014 Loan Servicing Fees \$6,250 00; Compliance Monitoring Fees \$1,760,00; and Financial Monitoring Fees \$1,100.00 have not been paid NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA.	FHDC	FDIC - Past due servicer fees itale \$5.012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees <i>i/aio</i> \$5,012.48. The owners nave refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FOIC-AHDP	Éscambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5.012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the berrower on 6r25/12.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juble	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,250. Last contaced the Barrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Salzman, David; Miller,	TCEP RFP2010- 04/2009-261C/2010- 039X/2009-506C	Pasco	\$10,973,955	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15,
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14, Demand latter sent monthly, last sent 4/30/15, Amount drawn is \$76,358.94.
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Sanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring tess i/a/o \$2,025 due \$/11/15, including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL- Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J, Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 cf \$5,984. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB furture compliance monitoring fees of \$89,849.
SP San Marco GP, LLC Brianne Heffner	San Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP. LLC	SAIL 2002-0075	Paim Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer tees i/a/o \$4,443,37 due 4/30/15, Reminder notice sent 4/30/15,

					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Seceficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
ŝt. Ĝiles Manor, I nc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee		TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,965	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/Ā		HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/15.
Tacolcy Economic Development Corp. Carol Gardner	Edison Terraces II	Edison Terraces II, Ltd.	Tacoloy Economic Development Corporation, Inc.; Carol Gardner: Angela R. Kelly; Moses Florence; Cheryl A. Nemrod; Heidi Rigby; Tangie White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$ 1,7 76,000	Second		HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Suéiras; Jose E Rodriguez; Pedro D Glaria	HOME 1993HD-D14 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A		HOME - Owes 1 partial monthly P&I payment va/o \$148.80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment va/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments va/o \$2,834 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Paid 5/25/15. Owes FHEC HC compliance monitoring fees va/o \$10,468. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,973 73, 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11, COT received on 9/12/11, 12/31/11, Partial Charge-Off 1/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off Va/o \$8,604.04. Outstanding UPB is \$28,782 25
Urban League of Greater Miami T, Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	SAIL 19915-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 partial P31 payment of \$148.80 due 5/1/15. Owes 2014 SAIL Servicer fees i/a/o \$4,300.64 due 4/30/15. Past due notice sent 4/30/15.
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase III	Villa Capri III Associates, Ltd.		RFP 2010-051X/2009- 510C	Collier	\$14,562,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.

	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015												
Developer/Contact	Property Name		Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee					
Alunteers of America of La Sorida, Inc. lanet M. Stringfellow	Lake Ĉity Cabins		Susie Towater; Edwin A. Sheperdson; Robert E. Atkins; Alex Bueno; Heten Gutierrez; David Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Martha Baker; Dr, Maurice Harvey; Allison Turtwiler; Janet M. Stringfellow	SAIL RFP 2008-01-03	Columbia	\$1,600,000	First	FHDC	SAIL- Owes 2014 SAIL Servicer fees va/o \$7,763 due 4/30/15. Raminder notice sent 4/30/15.				
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Tumbuli; Carol Moore; John Moreland; David Housssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$550,000	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$6,051 due 4/30/15. Reminder notice sent 4/30/15.				
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12 Amount drawn is \$159,055,75. Demand letter sent monthly, last sent 4/30/15.				

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				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duvai	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$6,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8.945.000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C, J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 IGUAR \$12,995,000 1997L-507	Callier	\$13,500,000	First	Seitzer Management/ Wells Fargo		05/10/10
CED Companies	Hempton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partnera, LP	1993L-032	Brevard	\$1,031,637	First	First Housing	-	02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seitzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (t/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M, Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	19931074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceoio	\$17,800,000	First	Seltzer Management / Seltzer Management / Welts Fargo		11/13/09

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				FHFC						
				Foreclosure Report						
				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Forectosure Completed / Loan Charged Off
Escambia County Community Land Trust, Inc. O.J. Rembar	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,963	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996S-014	Duval	\$660,000		AmeriNational /	\$632.350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$50 9 .255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-0345	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,587,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Guil Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174.625		Amerinational	\$174,625	07/05/13
HERD Community Development Corp. Keith Bowers		HERD Community Development Corp.		PLP 2005-097	Вау	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

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				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia		Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II. LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avaion Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	ก.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278.061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid. Inc.	Westport Commons Apartments, LLC	19901-026	Hillsborough	\$110,635	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995\$-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10

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			_	FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al		County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Sifver Ridge	Piceme	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	19901-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V. LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,587	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Anington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni. Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Llayd Boggio	Carlisie Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-0218/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11

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FHFC Foreclosure Report as of 05/15/2015										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development Ltd.	MR2001E1&27 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09

FHFC Short Sale Report as of 05/15/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed	
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place ii	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	945-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011	
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011	
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	1/31/2012	
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12	
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc,; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAÌL 19945-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011	
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		95S-044		\$1,550,000	Second		\$550,000	01/08/2013.	
Summerset Village, LLC Renee Sandeli	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013	
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012	
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011	
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-0305		\$337,500	Second		\$231,001	10/15/2001	

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				FHFC Short Sale Report as of 05/15/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princlp at	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-0605	Lee	\$1,577,726	Second		\$827,726	10/25/2013

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				FHFC Sther Writeoff Report as of 05/15/2015		_	<u>-</u>			-
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97.177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45 ,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	935-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-028	Miami - Dade	\$282,038	Unsecured	SA Notes: No Ionger in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County	1	Nonconforming	Osceola	\$200,000			\$127,535	01/31/08

Other Writeoffs Report - Page 1 of 2

FHFC Other Writeoff Report as of 05/15/2015												
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off		
Soutblake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01		
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34.774	07/29/08		
UDC-ARHP Broward	UDC-ARHP Broward			PLP 05-093	Broward	\$105,186	· · · · · · · · · · · · · · · · · · ·		\$105,186	09/26/08		

Other Writeoffs Report - Page 2 of 2

COMPOSITE EXHIBIT N

From:	Laura Cox <laura.cox@floridahousing.org></laura.cox@floridahousing.org>
Sent:	Thursday, June 18, 2015 10:38 AM
То:	Jonathan Del Sol; Kenny Derrickson
Cc:	Liz Wong; Janet Peterson; FHFCAssetMgt
Subject:	FW: FW: New Contact - Carlisle Properties
Attachments:	Notice to FHFC-Contact Person 12-19-2013.pdf; Past Due Report 05-15-15.pdf; Re: FW:
	New Contact - Carlisle Properties

I am forwarding your request to Kenny Derrickson. Kenny, or his designee, will respond.



Laura J. Cox | Director of Asset Management and Guarantee <u>laura.cox@floridahousing.org</u> | p. 850.488.4197 | f. 850.410.2510 Visit our website at <u>www.floridahousing.org</u>.

Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.

From: Jonathan Del Sol [mailto:jdelsol886@cpmapartments.com] Sent: Thursday, June 18, 2015 10:03 AM To: Janet Peterson; Laura Cox; FHFCAssetMgt Cc: Liz Wong Subject: Fwd: FW: New Contact - Carlisle Properties

Good morning all,

In December of 2013 a request was made, please see attachment, for Liz Wong to no longer be a contact for any Carlisle properties. She is now an employee of Atlantic Pacific Communities. We pulled the past due reports as of 5/15/15 and Ms.Wong is still listed. We would greatly appreciate it if you could remove her from this report and any association with Carlisle. Due to the ongoing work Ms. Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues.

Thank you,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct: 305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

------ Forwarded message ------From: Liz Wong <<u>lwong@apcommunities.com</u>> Date: Thu, Jun 18, 2015 at 9:46 AM Subject: FW: New Contact - Carlisle Properties To: Jonathan Del Sol <<u>jdelsol886@cpmapartments.com</u>> Cc: "Marilyn Barrera (<u>MBarrera876@cpmapartments.com</u>)" <<u>MBarrera876@cpmapartments.com</u>>

Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.

Let me know if you have been able to contact anyone at FHFC.

Thanks, Liz

From: Liz Wong Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (<u>steve.auger@floridahousing.org</u>) Cc: Kevin Tatreau (<u>kevin.tatreau@floridahousing.org</u>); Laura J. Cox (<u>Laura.Cox@floridahousing.org</u>); Ken Reecy (<u>ken.reecy@floridahousing.org</u>); Brian McDonough; Jonathan Del Sol; Matt Greer (<u>mgreer@cpmapartments.com</u>) Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.

Should you have any questions please do not hesitate to contact us.

Thanks.

PS: Happy Holidays!

LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

2950 S.W. 27th Avenue, Suite 200 Miami, FL 33133 Office: (305) 357.4725 Fax: (305) 476.1557

E-Mail V-Card Website Facebook Twitter LinkedIn



					Due Report - as				
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordabe Realty and Housing Corp 1. J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring fees <i>itale</i> \$450 due 5/11/15, including past due fees of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
la, Conversat IG Global Real Estate nvestment Corp, Jouglas Tymins	Palmetta Ridge Estates	Estates Limited Partnership		2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second	ACS	BOND/RRLP - A CNA was prepared for the property in 9/2014. The assessment recommends an increase of \$718 per unit (\$11,488/mo.) from \$250 per unit (\$4,000/mo.). The borrower is disputing the increase which was to take effect 10/2014. Last correspondence with borrower dated 10/31/14. Further discussion is required with FHFC.
Alliant Holdings of Florida, L. L. C. Crislie George	Regency Gardens	Apartments, Ltd.	Alliant Holdings of Regency, LLC; Project Tearnwork, Inc.; Shawn Horwitz; BJ Behnken; Tony Almario; Gall Moore- Swaby; Martha Gonzalez; Joan Englert		Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees va/o \$3,126 due 4/30/15. Reminder nolice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc,	Alpha and Oméga Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,186	Second	SMG	SAIL - Past due for 5/2015 Tax and Insurance payment lotaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee i/a/o \$6,480.90 which were due 3/15/15, 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email t get update to past due items 5/14/15. Per email from developer the proper has had many financial setback and is currently looking for help with funding.
AMR at Pensacola Jim Reeves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts, Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Arbour Valley Development LLC John C. Moare, Jr.	Arbours at Fort King Apts,		Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2010-04/2009- 132C/2010- 036CX/2011-017CX	Pasco	\$4,700,000	4th	FHFC/SMG	TCEP - Owes \$250 late fae for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Arbours at Shoemaker Place Apartments	Arbours at Shoemaker Place, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2009-04/2009- 42X	Walton	\$9,095,000	N/A	FHECISMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Auduled Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSato	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11, Borrower sent email stating they are unable to payoff loan on 1/7/13, Demand letter sent monthly, last sent 4/30/15, Amount drawn #a/o \$325,117,83.

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					Housing Floan Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien+Position	Servicer/ Trustee	
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Bay	\$625,000	Third	FHDC/SA	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103,255 & RR deposits i/a/o \$15,964 thru 4/30/15. Due to foreclosure filing, we have been advised no further payments will be made and no future statements will be anticipated.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keysit& II	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	5A1L 1993-HRR-021	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and docurrent modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys III	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rica Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009- 123C / 2010-033CX / 2011-014CX	Broward	\$4,480,000	Second	SMG	HC - Paid 5/26/15, Owes FHFC ARRA Annual Asset Management Fee Jalo \$3,000 due 3/23/15, Invoice sent 2/5/15, Reminder Notice sent 3/8/15, Past Due Notice sent 3/30/15,
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Beil Ridge II	Sell Ridge II, Lta.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-309HR	Şanta Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in B/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519,16/mo) from \$255,50 per unit (\$1,022/mo.) The borrower did not respond to Servicer's (BAML) request for pian. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay: however, the holdup is now on BAML side as they are awaiting legal course! to concur with increase, Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15, Recd update from BAML 47/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML, PNA possibly to be scheduled for June 2015.
	Brownsville Transil Village II	Brownsville Village II, Ltd,	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009- D4/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 6/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227 50 due 4/30/15. Past due notice sent 5/12/15.
Continued on next page.	Brownsville Transi: Village III	Brownsvilfe Village {III, Ltd.	Brownsville Village II, LLC: Matthew S. Greer, Carliste Development Group, LLC; 1764, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financels and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227,50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	Brownsville Village (V, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009- 149C / 2010-032CX / 2011-013CX	Mami-Dade	\$5,850,000	Second	FHEC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15, wes TCEP quarterly servicer fee i/a/o \$2,227,50 due 4/30/15, Past due notice sent 5/12/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Carliste Development Group, LLC	Dr. Kennedy Homes	,Dr. Kennedy Homes, Ltd. Liz Wong		RFP2010-04/2009- 144C/2010- 029CX/2011-010CX	Broward	\$5,000,000	Thria		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Matthew S. Greer	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong		RFP2010-04 and 2010-14/2009- 146C/2010-045CX	Broward	\$6,275,000	Fourth		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Everett Stewart, Sr. Village		Carliste Group IV, LLC.; Matthew Greer, Liz Wong	RFP2009-04/2009- 040X	Miami-Dade	\$21,768,500	Fourth		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Metro Apartments (The Bracon)	Ark Development/Overto wn I, LLC)Liz Wong		RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens I (Alan Apartments)	Northwest Properties I, Ltd. Liz Wong		RFP2009-04/2009- 057X	Broward	\$18,232,500	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens III	Northwest Gardens III, Ltd. LLiz Wang	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010-14/2009- 145C/2010-046CX	Broward	\$6,275,000	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Auduted Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Patafox Landing	Palatox Landing, Ltd.	CEII Pałatox, Inc; CDG Pałatox Landing, LLC; Ronald Townsend; Horton Samuet; William Byrd; Parcy L Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First		TCAP - Owes TCAP quarterly servicer fee l/a/o \$1,502,99 due 4/30/15. Pa due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second		SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summerlake	Summerlake Apartments, Ltd,	Summedake Apariments, Inc.; Lloyd J. Soggio; Matthew S. Grear	SAIL 2000-019S	Broward	\$1,100.000	Second		SAIL - Owes 2014 SAIL Servicer fees i/a/o \$4,500 due 4/30/15, Reminder notice sent 4/30/15.
	Wahneta Palms	iWahneta Palms, Ltd Matthew S. Greer	Malthew S. Grear, 1754 LLC; TCG Wahnela Paims	TCEP RFP2010-047 2009-147C72010- 028CX	Polk	\$3,165,176	First	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15 Owes TCEP quarterly servicer fees i/a/o \$1,560.71 due 4/30/15. Past due notice sent \$/11/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any alternpt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC,	Dixie Court Associates Ltd., TCG Dixie Court, LLC., The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts, Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heran Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-0545	Lee	\$1,500,000	Second	SMG -	SAIL + Failure to submit copies of monthly statements for R&R escraw account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Paimer; Inez Holt; Robert Grean; Willie Major Jackson; Jerome Showers, Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL Interest <i>ital</i> o \$80,688 due 12/31/09, owes 2011 SAIL interest <i>ital</i> o \$31,004.95 due 12/31/12, owes 2013 SAIL interest <i>ital</i> o \$28,876, owes 2014 SAIL interest <i>italo</i> \$28,437. Owes late fee for 2014 SAIL interest <i>italo</i> \$1,421.85. Borrowar remains past due for reserves under FHFC obligations, totaling \$40,946.80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083), 37/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 19965-003	Brevard	\$4,346,848	First	ACS/5A	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crossen	HOME 1993HD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015. Borrower approved for one year extension at 1/30/15 Board meeting 2) Escrow payment amount was increased effective 7/1/14 to \$12,070,19 per month due to substantial increase in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this penod is \$84,491,33; however, borrower has paid \$47,674,33. This represents a shortage of \$46,957,38. Notifications sent 8/05/14; 6/11/14; 9/10/14, 11/07/14;12/29/14; 02/27/16; 03/16/15 and 4/13/15.
Cantinued on next page.	Ballet Villages II	Ballet Villages If Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Paim Beach	\$942,994	First	FHDC	HOME - Owes a partial payment of \$1,355.70 for monthly escrow due 3/31/15. Owes 1 monthly escrow payment i/a/o \$4,966.01 due 4/30/15. Past due and reminder notices sent 5/6/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page, Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 19955-011 HC 1996L-007	Paim Beach	\$600,000 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 1/23/13. Borrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,461.16 due 3/31/15 and 1 monthly escrow payment ifa/o \$22,813.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,152. Past due notice sent 5/6/15.
Comerstons Group Jorge Lopez	River Oaks Florida City	River Oaks Holdings, Ltd,	River Oaks Holdings, Inc.; Comerstone River Oaks, Ltd.; Leon J. Wolfe; Comerstone Affordable Housing, Inc.; Stuant I Meyers; Jorge Looez	HOME 1984DRHR- 031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15, Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Cornerstone Group	Cornerstone Doral Terrace, Inc. Doral Terrace Associates Ltd. Jorge Lopez Individually, Stuart I, Myers Individually	SAIL 19995-082	Miami-Dade	\$2,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Creative Choice Homes, Inc. Dillp Bant - Coral Gardens Yashpat Kakkar - Vista Palms, Preserve at Oslo, Garibbean West & Gardens Apartments, Douglass Square	Caribbean West	Creative Choice Homes VI, Ltd,	Creative Choice Homes, Inc.	HOME 1983HD-008	Miami-Dade	\$1,48D,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barol	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMGISA	SAIL - Loan Matured 12/1/14. Demand letter sent monthly, last sent 4/30/15.
	Douglass Square	Creative Choice IV Limited LLC	DSD Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989-064S	Monrae	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15, Demand letter sent monthly, last sent 4/30/15, Owes 2014 SAIL Servicer fees i/a/o \$2,063.53 due 4/30/15 Reminder notice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.: Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement valo \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc.lawsuit.
Continued on next page,	Preserve at Oslo (fka: Woods of Vero)	Preserve at Oslo	Creatve Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest Wa/o \$50,893,61 due 1/1/15; late fee interest Wa/o \$224.55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2016, 5/2015 payments Wa/o \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771,15 as of 5/15/15

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Developer/Contact	Property Name		Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	_
Continued from previous page, Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve al Oslo, Caribbean West & Gardens Apartments, Douglass Square	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpel Kakkar	SMI #27	Lee	\$491,274	Second		SMI - Owes balloon interest i/a/o \$61,030.94 due 11/15/14; late fee interest i/a/o \$240,78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242,19 due the fifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.
James L. Dewar, Jr.	Inverness Club	Dewar Properties	James L. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citrus	NA	NA	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Deiray LTD	Moorhouse; Delray	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second		TCAP/HOME - Owes Interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15
	Whistler's Green	Whistler's Green, Ltd.	TPI Communities, LLC; John Corbett; Naples Leased Housing Associates SLP I, LLC; David L Brerton; Jack W, Safar; Armand E. Brachman; Paul R. Sween; Mark S, Moorehouk S,	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SA	HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/5/15.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havena CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura		Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due Valo \$53,453,03 and a VAB petrion has been filed halting tax sale. 2014 Property Taxes are past due Valo \$51,876,88. Delinquent taxes were advertised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees Valo \$5,750. Last contacted the Borrower on 2/2/15.

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			Affiliate/Financial		Due Report - as	of 05/15/2015 Original Loan	1		
Developer/Contact	Property Name	Owner Entity	Seneficiary/Principal	Funding Source(s)	County	Amount	Lien-Position	Servicer/ Trustee	
EHDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDOC Pepper Towers Limited Partnership	Charitable Corporation	TCEP RFP 2010-047 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee Va/o \$4,982.95 not paid timely. Past Due Notice sent 2/12/15. Third request sent 3/30/15 Owes \$260 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toil	PLP 2007-137	Collier	\$376,000	First	FHEC/SA	PLP - Loan matured 12/18/11, Amount drawn i/a/o \$184,561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification. FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordabllity, Inc Joseph J. Savino	Three Fountains	Porida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Ósceola	NA	ŇA	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369,96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHEC/SA	PLP - Loan matured on 9/30/11, Amount drawn i/a/o \$36,447.12, Demand letter sent monthly, last sent 4/30/15.
Grace and Truth Community Devetopment Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Anstey; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHEC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn: \$649,989.40

					Housing Floan Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
1A.N.D.S. of Central Florida Sill McReynolds	Lancasier Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 6/22/14; D9/10/14; 10/7/14; 11/7/14; and 12/29/14.
IA of the City of Miami Beach The) Viguel Del Campilo	Steven E. Chaykin Apartments		Housing Authority of the City of Miami Beach	HOME RFP 2006-02- 03	Miami-Dade	\$2,762,100	First	FHOC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/8/15.
Hattmark Companies Inc Martin Petersen	Live Oak Homes	The Halfmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009- 141C/2010-019CX	Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009- 143C/2010-016CX	Nassau	\$3,150,00D	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15,
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carotyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan maturad 2/28/11, Demand letter sent monthly, last sent
Heritage Partners Group, Inc James Kincaid	La Bella Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due \$/11/15, including a past due amount of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group 11, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 4/30/15, Owes \$500 for SAIL Late Filing fee due 7/14/14, Past due notices sent monthly, last sent 5/12/15.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FOIC - Past due servicer fees liaio \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Boardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger; Stewart I. Marcus	\$AIL 2001-074S	Broward	\$2,500,000	Second	SMG	SAIL - Fedure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Independence Village Jeff Sharkey	Independence Village	Big Bend Community Based Care	Independence Village LLC, Big Bend Community Based Care Inc., Coral Sky Development LLC,	SAIL RFP 2008-01-05	Bay	\$1,691,745	Second	SMG	SAIL - Past due for the May T&) escrow payment in the amount of \$ 1,747.68 and the May R&R payment in the amount of \$600. Notice sent to borrower on the monthly escrow letter sent out 5/15/15.

Past Due Report - Page 8 of 14

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.		SAIL 2000-067S	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due Ve/o \$8,859 for 2007 SAIL Interest due 8/31/08. Late charge Va/o \$432.95 on 9/5/08 due immediately. Borrower indicated that they are working with first mortgage company to refinance and are hoping to clear past due items by end of October/November. Past due for 2011 SAIL interest Va/o \$3,887 due by 8/31/12 in addition to the late payment charge Va/o \$194.35 due immediately. 5/23/13 email from borrow that they continue to work towards refinancing this project. 7/16/13 sent Breach of Loan Covenantis letter advising development of failure to remit monthly required escrow payments to the first mortgagee for the SAIL loan. First Mortgagee has not sent out any formal default notification as to escrow payments and is currently working with the borrower. fi/4/14 sent late filing fee invoice for SAIL cash flow reporting Va/o \$500, 7/7/14 sent past due email requesting status update of all outstanding past due items listed above, 11/6/14 sent request for update to al past due items. 1/29/14 sent addition request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-053S	Duval	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and daveloper has not made any attempt to submit the requested statements.
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethel; Bethy Rondeau.	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	ROME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Inc.; Emily Badger; Kenneth Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o 55, 175 due 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Inc.; Thomas N. Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees #a/o \$7,563.95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardın ¦li	Little Haiti Housing Assoc., Inc.		PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan maturad 5/4/10. Amount drawn is \$218,526. Demand letter sent monthly, last sent 4/30/15.

					Housing Finan Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Qak Ridge Estates, LLC	Weber, Patricia;	RFP2010-04/2009- 171C/2010- 043CX/2011-023CX	Pinelias	\$3,100,000	N/A		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	lvy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-085	Pasco	N/A	N/A.		HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	(fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Atan Hall; Eileen Reilly; Denis Russ	0EMO 2001/08- 006HL	Miami-Dade	\$1,000,000	Second		DEMO - Owes replacement reserves for 2013 <i>i/a/</i> o \$5,920. Received C/O 7/2013. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 <i>i/a/o</i> \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2009-002E	Miami-Dade	\$750,000	Third		EHCL, - Owes \$10,584 pt/us a 5% late charge of \$529.20 for the annual EHCL sinking fund due 9/31/13. Past due and reminder notices sent monthly, last sent 6/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beathiz Cuenca-Barberio; Jack Johnson; Alan Hali; Eileen Reilly; Denis Russ	SHACP 2009- 006FHSH	Mrami-Dadə	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill S. Munnings, Sr.		Noah Development Corporation	Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gibert	SAIL 1990S-001	Palm Beach	\$1,118,000	First		SAIL - Property sold at tax auction on 3/12/14. Legal filed daim for surplus funds of \$492,508 which Florida Housing may possibly recover. Owes \$1,788.80 plus a 5% late charge of \$89.45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,788.80 plus a 5% late charge of \$89.45 for 2013 SAIL servicer fees due 4/30/14. This comment is not being updated by FHDC.
North Florida Educational Development Corp. Carolyn Ford	Lanier Daks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carelyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvella Merjivar	SAIL 19985-049	Gadsden	\$1,430,000	Second	FHEC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property Va/o \$80,652.49. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2013, Owes 2004-2014 Servicing fees Va/o \$51,843.50 plus fate charges of \$2,266.66. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocata Leased Housing Corporation, Inc. Brownell Barnard	Magnolla Walk II	Magnotia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Dentse Leavings; Eddye Beard; Ross Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4,076 through 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Cliffard E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E, Olsen, Kay Wahl, Lance M, Olsen, Kasey O, Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NÁ	FHFC	HC - Paid 5/18/15, Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycolt	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042\$	Les	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$300 due 4/30/15. Reminder notice sent 4/30/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC,	SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st montgagee. Pasco County HFA bonds serviced by Walker & Duntop. Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/27/15. 2/3/15-sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustes for an update to the past due amounts. 4/6/15 spoke with 1st Lender attorney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of kneckosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Notice of Lis Pendens and Complaint filed 4/6/15.
Pines Apartments of Paim Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer feas i/a/o \$16,982.28. Involce sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravénwood Apartments, LLC	Thomas Stanley	SAIL 19985-001	Ouval	\$2,500,000	First	ACSISA	SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow, A lump sum was requested for RR l/a/o \$128.033.15 (for period 11/08-05/13), then \$2,033.03 per month beginning 6/1/13 (orward. Past Due for 2011 SAIL interest l/a/o \$36,599. Late Payment Fee of 5% of payment amount (\$4,629.95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due l/a/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due i/a/o \$75,000 alte charge of \$3,750. is now due. In addition, 2014 Loan Servicing Fees \$6,250.00; Compliance Monitoring Fees \$1,760.00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE: 2014 Propeny Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmoni Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FOIC - Past due servicer fees <i>I/a/o</i> \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Llayd House, ELC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FOIC - Past due servicer fees i/a/o \$5,012,48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Vilja Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 8/25/12.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees l/a/o S8,250 Last contaced the Borrovier on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Richman, Richard; Salzman, David; Miller, Kristin; Fabbri, William T; Dodge, Gina K.; Cole, Doceen	TCEP RFP2010- 04/2009-261C/2010- 039X/2009-508C	Pasco	\$10,973,955	N/A	FHEC/EHDC	TCEP - Owes \$250 lete fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Lean matured on 3/11/14. Demand letter seni monthly, last sent 4/30/15. Amount drawn is \$76,358.94.
Sanchez Planning and Development Inc. J. Rojando Sanchez	Pinecreek Place	J. Rolando Sanchez	. J. Rolando Sanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees i/a/o \$2,025 due 5/11/15, Including previously past due fees totaling \$1,800 Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-0725	Volusta	\$2,877,785	Second	SMG	SAIL- Feilure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J. Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees if a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 of \$5,964, Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB furture compliance monitoring fees of \$99,849,
SP San Marco GP, LLC Brianne Heffner	Sen Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-007\$	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees Va/o \$4,443,37 due 4/30/15. Reminder notice sent 4/30/15.

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Developer/Contact	Property Name		Affiliate/Financial Seneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee	Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,965	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
St. Thomas Properties, LLC Daniel Gessner		(St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hlüsborough	N/A	N/A		HC - Owes FHFC HC compliance monitoring fees (/a/o \$6.750, Last contected the Borrower on 2/2/15.
Tacolcy Economic Development Corp, Carol Gardner	Edison Terraces II	(Edison Terraces II, Ltd.	Tacolcy Economic Development Corporation, Inc.; Carol Gardner, Angela R. Kelly; Moses Florence; Cheryl A. Nemrod; Heidi Rigby; Tangie White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$1,775,000	Second		HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments		Albert Sueiras; Jose E Rodriguez; Pedro D Glaria	HOME 1993HD-014 HC 1993L-096	Miamı-Dəde	\$1,000,000 N/A	First N/A		HOME - Owes 1 partial monthly P&I payment i/a/o \$148.80 due 5/1/15 Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments i/a/o \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Patd 5/26/15. Owes FHFC HC compliance monitoring rees i/a/o \$10,488. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second		PLP - Lean matured 5/31/08. Amount drawn 342,973.73, 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11, 12/31/11, Partial Charge-Off <i>i/a/o</i> \$5,587.44 (parcel value). 9/30/14 Partial charge off <i>i/a/o</i> \$8,604.04. Outstanding UPB is \$28,762.25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Lakevlew Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	5AIL 19915-033	Miami-Dade	\$1,651,248	First	FHDC	SAIL - Owes 1 partial P&I payment of \$148.80 due 5/1/15. Owes 2014 SAIL Servicer fees i/a/o \$4,300.64 due 4/30/15. Past due notice sent 4/30/15.
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Comerstone Villa Capri III, LLC	RFP 2010-051X/2009- 510C	Collier	\$14 ,582,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to supmit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City Cabina	Volunteers of America of Florida, Inc.	Susie Towater, Edwin A. Sheperdson; Robert E. Atkins; Alex Bueno; Helen Guierrez; David Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Martha Baker; Or. Maurice Harvey; Allison Tutwiter; Janet M. Stringfellow		Columbia	\$1,600,000	First		SAIL- Owes 2014 SAIL Servicer fees i/a/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Turnbull; Carol Moore; John Moreland; David Housssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second		SAIL- Owes 2014 SAIL Servicer lees i/a/a \$8,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Millie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministnes, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-128	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand lette sent monthly, last sent 4/30/15.

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				FHFC Foreclosure Report as of 05/15/2015			_			
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Waiker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945.000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	19931-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Selizer Managament		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Caks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc.	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Weils Fargo		11/13/09

				FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc,	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing	Nia ⊺ептасе	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996S-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Viilage I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase III. Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trait Apartments, LP	1991L-047	Alachua	\$418,003	N/À	Seltzer		12/11/12
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Oríginal \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Piace	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174.625		Amerinational	\$174.625	07/05/13
HERD Community Development Corp. Keith Bowers		HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C, Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hilisborough	\$2,755,000	First	First Housing		03/25/91

Foreclosure Report - Page 2 of 5

				FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	D5/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthome Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990೬-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curlis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531Ć (Marion	n,a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04\$NP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	1 0/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrīd, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whatey	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financiat	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10

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				Foreclosure Report						
				as of 05/15/2015				1		
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,952,000	N/A	Seltzer	\$1,931.799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	ቶLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8.445.000	First	First Housing		05/1993
Piceme	Silver Ridge	Piceme	Silver Ridge, Ltd.	19941-145	Orange	กล	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seitzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Roya) Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 895-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seitzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Anington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisie Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 528C	Rillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$1 4,191	09/23/11

Foreclosure Report - Page 4 of 5

				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Flnancial Beneficiary/Princlp al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,480,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09

				FHFC Short Sale Report as of 05/15/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatenouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Pionskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S, Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Beila Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second	· · · · · · · · · · · · · · · · · · ·	\$141,116	12/31/12
Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp, Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		95S-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc Summerset Village LLC	Transom Developme	2004-094S	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001

				FHFC						
				Short Sale Report						
				as of 05/15/2015						
Developer	Property Name	Developer	Affiliate/Financial	Funding Source(s)	County	Orlginal Loan	Lien-	Servicer/ Credit	Principal Amount	Sale
(Contact)			Beneficiary/Princip			Amount or HC	Position	Underwriter /	Charged Off	Completed
			al			allocation		Trustee	_	
White Oak Real Estate Dev.	Crossings at Cape	While Oak Real Estate	White Oak Real Esta	99-0605	Lee	\$1,577,726	Second		\$827,726	10/25/2013
Corp.	Coral	Dev. Corp.								
Kevin King										

Short Sale Report - Page 2 of 2

				FHFC Other Writeoff Repor as of 05/15/2015	t					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount of HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., <u>Ltd.</u>	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97.177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000			\$1 51 ,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rura) Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T, Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple:	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11
Dpa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Ösceola County	Ösceola County		Nonconforming	Osceola	\$200,000	<u> </u>		\$127.535	01/31/08

Other Writeoffs Report - Page 1 of 2

FHFC Other Writeoff Report as of 05/15/2015										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,856,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward			PLP 05-093	Broward	\$105,186			\$105,186	09/26/08



December 19, 2013

Mr. Steve Auger Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

RE: New Contact

Dear 5teve:

Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan's contact information is below.

Jonathan Del Sol Carlisle Property Management, Inc. Phone: (305) 357-4742 Facsimile: (305) 476-5240 Email: JDelSol886@cpmapartments.com 2950 SW 27th Avenue, Suite 200 Miami, FL 33133

If you have any questions I am always available and can be reached at the same address noted above, my direct phone line is (305) 357-4727 and my new email address is <u>mgreer@cpmapartments.com</u>.

Best rega

Matthew Greer

Attachment

Cc: Kevin Tatreau Laura Cox Ken Reecy Brian McDonough



DEVELOPMENT NAME	City, Florida			
Alabaster Garden	Pensacola			
Allapattah Garden	Miami			
Arbor Crest	Quincy			
Bell Ridge	Pace			
Bell Ridge II	Расе			
Brownsville Transit Village II	Miami			
Brownsville Transit Village III	Miami			
Brownsville Transit Village IV	Miami			
Cameron Creek Apartments	Florida City			
Charlotte Crossing	Punta Gorda			
Christine Cove	Jacksonville			
Country Manor	Bowling Green			
Country Walk	Wauchula			
Crestview Park	1mmokalee			
Crestview Park II	Immokalee			
Dixie Court	Fort Lauderdale			
Dixie Court II	Fort Lauderdale			
Dixie Court III	Fort Lauderdale			
Douglas Pointe Apartments	Miami			
Dr. Kennedy Homes	Fort Lauderdale			
East Village (Ika Ehlinger)	Davie			
Everett Stewart Sr. Village	Miamì			

DEVELOPMENT NAME	City, Florida
Golf View Gardens	Sunrise
Heron Pond	Lehigh Acres
Heron Pond II	Lehigh Acres
Jacaranda Trail	Arcadia
Jacaranda Trail II	Arcadia
Jubilee Courtyards	Florida City
Magnolia Crossing	Pacé
Meridian West	Key West
The Beacon (fka Metro)	Miami
Morris Court li	Pensacola
Morris Court III	Pensacola
Northwest Gardens I	Fort Lauderdale
Northwest Gardens II	Fort Lauderdale
Northwest Gardens III	Fort Lauderdale
Northwest Gardens IV	Fort Lauderdale
Oaks Trail	Arcadia
Orchard Park Apartments	Ruskin
Palafox Landing	Pensacola
Poinciana Grove	Miami
Prospect Park	Fort Lauderdale
Santa Clara Apartments II	Miami
Sea Grape Apartments	Marathon
	· · · · · · · · · · · · · · · · · · ·



DEVELOPMENT NAME	City, Florida
Sea Grape II	Marathon
Silurian Pond	Pensacola
Sonrise Villas	Fellsmere
Sonrise Villas II	Fellsmere
St. Luke's Life Center	Lakeland
Summerlake Apartments	Davie
The Anchorage	Miami
The Villas At Lake Smart	Winter Haven

DEVELOPMENT NAME	City, Florida				
Tinsley Cove	Tampa				
Tuscany Lakes	Eilenton				
Valencia Garden	Wauchula				
Wahneta Palms	Winter Haven				
Washington Square	Miami				
Westview Garden Apartments	Miami				
Willow Creek Apartments	North Port				
Willow Creek Apartments II	North Port				

COMPOSITE EXHIBIT O
Kate Flemming

From: Sent: To: Subject: Kenny Derrickson Thursday, June 18, 2015 11:07 AM Jay Friedman RE: FW: FW: New Contact - Carlisle Properties

Thanks!!

From: Jay Friedman Sent: Thursday, June 18, 2015 11:06 AM To: Kenny Derrickson Subject: RE: FW: FW: New Contact - Carlisle Properties

Liz Wong is actually listed under the column "Owner Entity". I will remove Liz and replace with Jonathan Del Sol – and have the updated 5/15/2015 report on the Internet updated.



Jay W. Friedman Loan Servicing Senior Analyst Intercom 1178, Room 6504

From: Kenny Derrickson Sent: Thursday, June 18, 2015 10:50 AM To: Jay Friedman Subject: RE: FW: FW: New Contact - Carlisle Properties

Can you have the one currently on the intranet changed as well?

From: Jay Friedman Sent: Thursday, June 18, 2015 10:48 AM To: Kenny Derrickson Subject: RE: FW: FW: New Contact - Carlisle Properties

Carlisle Properties

I made a note for the next PDR to make sure that Liz Wong is removed and replaced with Jonathon Del Sol.



Jay W. Friedman Loan Servicing Senior Analyst Intercom 1178, Room 6504

From: Kenny Derrickson Sent: Thursday, June 18, 2015 10:42 AM To: Jay Friedman Subject: FW: FW: New Contact - Carlisle Properties

Please update the past due report for the below.

Thanks, Kenny From: Jonathan Del Sol [mailto:jdelsol886@cpmapartments.com] Sent: Thursday, June 18, 2015 10:40 AM To: Laura Cox Cc: Kenny Derrickson; Liz Wong; Janet Peterson; FHFCAssetMgt Subject: Re: FW: FW: New Contact - Carlisle Properties

Thank you for your quick response.

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct: 305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

On Thu, Jun 18, 2015 at 10:38 AM, Laura Cox <<u>Laura.Cox@floridahousing.org</u>> wrote:

I am forwarding your request to Kenny Derrickson. Kenny, or his designee, will respond.



ddd Laura J. Cox | Director of Asset Management and Guarantee

Jaura.cox@floridahousing.org p. 850.488.4197 f. 850.410.2510

Visit our website at www.floridohousing.org.

Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.

From: Jonathan Del Sol [mailto:<u>idelsol886@cpmapartments.com</u>] Sent: Thursday, June 18, 2015 10:03 AM To: Janet Peterson; Laura Cox; FHFCAssetMgt Cc: Liz Wong Subject: Fwd: FW: New Contact - Carlisle Properties

Good morning all,

In December of 2013 a request was made, please see attachment, for Liz Wong to no longer be a contact for any Carlisle properties. She is now an employee of Atlantic Pacific Communities. We pulled the past due reports as of 5/15/15 and Ms.Wong is still listed. We would greatly appreciate it if you could remove her from this report and any association with Carlisle. Due to the ongoing work Ms. Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues.

Thank you,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct:305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

------Forwarded message -----From: Liz Wong <<u>lwong@apcommunities.com</u>> Date: Thu, Jun 18, 2015 at 9:46 AM Subject: FW: New Contact - Carlisle Properties To: Jonathan Del Sol <<u>idelsol886@cpmapartments.com</u>> Cc: "Marilyn Barrera (<u>MBarrera876@cpmapartments.com</u>)" <<u>MBarrera876@cpmapartments.com</u>>

Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.

Let me know if you have been able to contact anyone at FHFC.

Thanks, Liz

From: Liz Wong
Sent: Thursday, December 19, 2013 4:54 PM
To: Steve Auger (steve.auger@floridahousing.org)
Cc: Kevin Tatreau (kevin.tatreau@floridahousing.org); Laura J. Cox (Laura.Cox@floridahousing.org); Ken
Reecy (ken.reecy@floridahousing.org); Brian McDonough; Jonathan Del Sol; Matt Greer
(mgreer@cpmapartments.com)
Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.

Should you have any questions please do not hesitate to contact us.

Thanks.

PS: Happy Holidays!

LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

2950 S.W. 27th Avenue, Suite 200 | Miami, FL 33133 Office: (305) 357.4725 | Fax: (305) 476.1557

E-Mail V-Card Website Facebook Twitter LinkedIn



EXHIBIT P

					Housing Finar Due Report - as	of 05/15/2015			
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordabe Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due 6/11/15, including past due fees of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
AIG Global Real Estate Investment Corp. Douglas Tymins	Palmetio Ridge Estates	Estates Límited Partnership		2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second		BOND/RRLP - A CNA was prepared for the property in 9/2014. The assessment recommends an increase of \$718 per unit (\$11,489/mo.) from \$250 per unit (\$4,000/mo.). The borrower is disputing the increase which was to take effect 10/2014. Last correspondence with borrower dated 10/31/14. Further discussion is required with FHFC.
Alliant Holdings of Florida, L. L C. Cristie George	Regency Gardens	Apartments, Ltd.	Alliant Holdings of Regency, LLC; Project Teamwork, Inc.; Shawn Horwitz; BJ Behnken; Tony Almario; Gall Moore- Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer lees i/a/o \$3,126 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House		Alpha and Omega Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2006-01-07	Hardee	\$1,577,186	Second		SAIL - Past due for 5/2015 Tax and Insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee <i>Velo</i> 56,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the propeny has had many financial setback and is currently looking for help with funding
AMR at Pensacola Jim Reeves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Arbour Valley Development LLC John O. Moore, Jr.	Arbours at Fort King Apls.		Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2010-04/2009- 132C/2010- 036CX/2011-017CX	Pasco	\$4,700,000	4th	FHFC/SMG	TCEP - Owes \$250 liste fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
	Arbours at Shoemaker Place Apartments	LLC	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.: Sumrall; David; Johnston, Sam	RFP2009-04/2009- 42X	Walton	\$9,095,000	N/Ā	FHFC/SMG	TCEP Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15

					i Housing Finan Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second		PLP - Loan matured on 9/12/11, Borrower sent email stating they are unab to payoff loan on 1/7/13, Demand letter sent monthly, last sent 4/30/15, Amount drawn i/a/o \$325,117,63.
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Вау	\$625,000	Third		HOME - First mongage filed for foreclosure on 6/23/14. Borrower owes pas due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103.255 & RR deposits Va/o \$15,984 thru 4/30/15. Due to foreclosure filing, we have been advised no further payments will be made and no future statements will be anticipated.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys I & II	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress Owes 2014 SAIL Servicer fees Va/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys til	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Lean matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15, Reminder notice sent 4/30/15.
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rico Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009- 123C / 2010-033CX / 2011-014CX	Broward	\$4,480,000	Second	SMG	HC - Paid 5/26/15. Oves FHFC ARRA Annual Asset Management Fee i/a/ \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15, Past Due Notice sent 3/30/15.
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Bell Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLČ Carlisle Development Group Lloyd J. Boggio	BOND 2005 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$265.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, efter further correspondence with BAML it was discovered they sent their notices to an individual no long with Carliste. Carliste has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15 liney are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. PNA possibly to be scheduled for June 2015.
	Brownsville Transı Village II	1 ¹ Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carliste Development Group, LLC; 1754, LLC	TCÉP RFP 2009- 04/2009-058X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15. Owes TCE quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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					Mousing Finan Jue Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued on next page.	Brownsville Transit Village II)	111, Ltd.		TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	IV, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carliste Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009- 149C / 2010-032CX / 2011-013CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15, was TCEP quarterly servicer fee l/a/o \$2,227.50 due 4/30/15 Past due notice sent \$/12/15.
Continued from previous page. Cartisle Development Group, LLC	Dr. Kennedy Homes		Maithew S. Greer; 1754 LLC	RFP2010-04/2009- 144C/2010- 029CX/2011-010CX	Broward	\$5,000,000	Thrid	FHFC/SMG	TCEP - Owes \$250 late fee for Faiture to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maithew S. Greer	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd, Jonathon Dei Sol	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010- 14/2009-146C/2010- 045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Everett Stewart, Sr. Village	Carlisle Group IV, Ltd	Carlisle Group IV, LLC.; Matthew Greer, Jonathon Del Sol	RFP2009-04/2009- 040X	Miami-Dade	\$21,768,500	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15.
	Metro Apartments (The Beacon)	Ark Development/Overto wn 1, LLC Jonathon Del Sol		RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens I (Alan Apartments)	Northwest Properties 1, Ltd. Jonathon Del Sol	Matthew S. Greer; 1754 LLC	RFP2009-04/2009- 057X	Broward	\$18,232,500	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens III	Northwest Gardens III, Ltd. Jonathon Del Sol	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010- 14/2009-145C/2010- 046CX	Broward	\$5,275,000	Third	FHFC/SMG	TCEP - Owes 5250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
	Pəlafox Landing	Palafox Landing, Ltd,	CEII Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; Williarm Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First	FHDĊ	TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502.98 due 4/30/15. Pas due notice sent 5/12/15
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees #a/o \$5,823,50 due 4/30/15. Remind notice sent 4/30/15.
	Summerlake	Summerlake Apartments, Ltd.	Summeriake Apartments, Inc.; Lloyd J. Boggio; Matthew S. Greer	SAIL 2000-019S	Broward	\$1,100,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees Valo \$4,500 due 4/30/15. Reminder notice sent 4/30/15.

Past Due Report - Page 3 of 16

	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015											
Developer/Contact	Property Name	Ownar Enths	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Qriginal Loan Amount	Lien-Position	Servicer/ Trustee				
		Wahneta Palms, Ltd Matthew S. Greer	the second s	TCEP RFP2010-04/ 2009-147C / 2010- 028CX	Polk	\$3,165,176	First		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fees i/a/o \$1,560,71 due 4/30/15, Past due notice sent 5/11/15.			

Past Due Report - Page 4 of 16

					a Housing Finar Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Carlisle Group Lloyd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group LLC., Lloyd Baggio, Bruce Greer, Luis Gonzalez	SAIL 2002-0568	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court , LLC., The Cartisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-054S	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apis., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jarome Showers; Marilyn Anderson	SAIL 20005-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/e/o \$30.688 due 12/31/09, owes 2011 SAI Interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAI Interest i/a/o \$1,421.85. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946.80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083), 3/3/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1996S-003	Brevard	\$4,348,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Jaseph F. Crassen	HOME 1993HD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015. Borrower approved for one year extension at 1/30/15 Board meeting. 2) Escrow payment amount was increased effective 7/1/14 to \$12,070.19 per month due to substantial increases in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this period is \$84,491.33, however, borrower has paid \$47,674.33. This represents a shortage of \$46,957.38. Notifications sent 8/05/14, 8/11/14; 9/10/14; 11/07/14,12/29/14. 02/27/15; 03/16/15 and 4/13/15
Continued on next page.	Ballet Villages II	Ballet Villages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Palm Beach	\$942,994	First	FHDC	HOME - Owes a partiel payment of \$1,356,70 for monthly escrow due 3/31/15, Owes 1 monthly escrow payment i/a/o \$4,966.01 due 4/30/15 Pas due and reminder notices sent 5/6/15.

Past Due Report - Page 5 of 16

					a Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Arnount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 1995S-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A	FHIDC/SA	SAIL - Loan matured 1/23/13. Borrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,461.16 due 3/31/15 and 1 monthly escrow payment ifa/s \$22,813.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,152. Past due notice sent \$/6/15.
Comerstone Group Jorge Lopez	River Oaks Florida City	River Daks Holdings, Ltd.	River Oaks Holdings, Inc.; Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Lopez	HOME 1994DRHR- 031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Cornerstone Group	Cornerstone Doral Terrace, Inc. Dorat Terrace Associates Ltd.Jorge Lopez Individually, Stuart I. Myers Individually	SAIL 1999S-082	Miami-Dade	\$2,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Canbbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,450,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.: Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan Matured 12/1/14. Demand letter sent monthly, last sent 4/30/15.
	Douglass Square	Creative Choice M Limited LLC	DSQ Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989-084S	Monroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly, last sent 4/30/15 Owes 2014 SAIL Servicer fees i/e/a \$2,063.53 due 4/30/15. Reminder notice sent 4/30/15,
Continued on next page.	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement t/a/o \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc lawsuit.
Goninaeu or next pege.	Preserve at Oslo (fka: Woods of Vero)	Preserve at Oslo	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest Valo \$\$0,593,61 due 1/1/15, late fee interest Valo \$224,55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2015, 6/2015 payments Valo \$2,422,29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771,15 as of \$/15/15

Past Due Report - Page 6 of 16

Florida Housing Finance Corporation Past Due Report - as of 85/15/2015											
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Servicer/ Trustee			
	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Chorce Homes XI, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes balloon interest <i>Valo</i> \$61,030.94 due 11/15/14, late fee interest <i>Valo</i> \$240,78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments <i>Valo</i> \$3,242,19 due the fifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.		
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.		
Dewar Properties James ∟ Dewar, Jr.	Inverness Club	Dewar Properties	James Ł. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citrus	NA	NA		HC - Owes FHFC HC (RO) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.		
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Moorhouse; Deiray Beach	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Paim Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest valo of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15		
	Whistler's Green	Whistler's Green, Ltd.	TPI Communities, LLC; John Corbett, Naples Leased Housing Associates SLP I, LLC; David L Brierton; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorehouse	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SA	HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/6/15.		
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura		Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due v/a/o \$53,453,03 and a VAB petition has been filed haiting tax sale. 2014 Property Taxes are past due v/a/o \$51,876,88. Delinquent taxes were advertised for Tax Sale on 5/7/15 HC - Owes FHFC HC compliance monitoring fees v/a/o \$5,750. Last contacted the Borrower on 2/2/15.		

Past Due Report - Page 7 of 16

					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
EHDOC Development Services, LLC and Telesis Development Services, LLC Particia Kohnke Steve Protulis	Mildred Claude Pepper Towers	Partnership		TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee i/a/o \$4,982.95 not paid timely. Past Due Notice sent 2/12/15. Third request sent 3/30/15 Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Empowerment Alliance of SW Florida CDC Dorathy Cook	Esperanza Place	Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll		Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn Va/o \$184,561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approve by FHFC board on 10/30/14 awaiting document modification. FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NĀ	NA	FHDC	FDIC - Owes FHFC Administration Fees I/a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates		Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93 700	First	FHFC/SA	PLP - Loan matured on 9/30/11 Amount drawn i/a/o \$35,447 12. Demand letter sent monthly last sent 4/30/15.

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				nce Corporation s of 05/15/2015					
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M, Bishop, Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown		Duval	\$750,000	First		PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn: \$649,989.40

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					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
H.A.N.D.S. of Central Florida	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964 <mark>,</mark> 419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach The) Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	Housing Authority of the City of Miami Beach	HOME RFP 2006-02- 03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15, Past due notices sent monthly, last sent 5/6/15,
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Nassau	\$3,150,000	Second	FHFCIACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audred Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 4/30/15.
Heritage Partners Group, Inc James Kincaid	La Beile Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due 5/11/15, including a past due amount of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd,	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Paim Beach	\$389,945 N/A	Second N/A	FHDC/\$A	SAIL - Loan matured 6/30/12, Demand letter sent monthly, last sent 4/30/15. Owes \$600 for SAIL Late Filing fee due 7/14/14. Past due notices sent monthly, last sent 5/12/15.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emeraid Palms Apartments Limited Partnership; Emeraid Palms GP, LLC; Boardwalk Properties Management, Inc.; Emeraid Clinkon, LLC; MIMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz, Randy Rieger; Stewart I. Marcus	SAIL 2001-0745	Broward	\$2,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Independence Village Jeff Sharkey	Independence Village	Big Bend Community Based Care	Independence Village LLC, Big Bend Community Based Care Inc., Coral Sky Development LLC,	SAIL RFP 2008-01-05	Вау	\$1,691,745	Second	SMG	SAIL - Past due for the May T&I escraw payment in the amount of \$ 1,747.6 and the May R&R payment in the amount of \$600. Notice sent to borrower on the monthly escrow letter sent out 5/15/15

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					a Housing Finan Due Report - as				
)eveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
Jennings Development Corp. Anne M, Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SÁIL 2000-0675	Alachua	\$1,025,000	Second		SAIL - Past Due Va/o \$8,659 for 2007 SAIL Interest due 8/31/08. Late charge Va/o \$432,95 on 9/5/08 due immediately. Borrower indicated that they are working with first mortgage company to refinance and are hoping to clear past due items by end of October/November. Past due for 2011 SAIL interest Va/o \$3,867 due by 8/31/12 in addition to the late payment charge Va/o \$194,35 due immediately. 5/23/13 email from borrow that they continue to work towards refinancing this project. 7/16/13 sent Breach of Loan Covenants letter advising development of failure to remit monthly required escrow payments to the first mortgagee for the SAIL loan. First Mortgagee has not sent out any formal default notification as to escrow payments and is currently working with the borrower. 6/4/14 sent late filing fee invoice for SAIL cash flow reporting i/a/o \$500. 7/7/14 sent past due email requesting status update of all outstanding past due items isted above. 11/6/14 sent request for update to all past due items. 12/29/14 sent email for update of past due items on 2/12/15 no response. 47/15 sent addition request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP LLC	Lenax Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V LP., JP Morgan Housing Partnership V L.P.,	6A1L 2002-0535	Duval	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&1 and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Key West Housing Authority J. Manuel Castillo	EastWind	Maraihon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethet; Betty Rondeau		Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Atfordable/Citrus Glen. Inc.; Emily Badger; Kenneth Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer tees i/a/a \$5,175 due 4/30/15 Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Woodcreek Apartments, Inc.; Thomas N, Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL • Owes 2014 SAIL Servicer fees i/a/o \$7,563,95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin II)	Little Haiti Housing Assoc., Inc.	Maria Pescel, Nethaniël Beicher, Eustache Fleurent, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526 Demand letter sent monthly, last sent 4/30/15.

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					housing Finar Due Report - as	te Corporation s of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia;	RFP2010-04/2009- 171C/2010- 043CX/2011-023CX	Pinellas	\$3,100,000	N/A	FHEC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Geil Curtis	lvy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/16.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ		Miami-Dade	\$1,000,000	Second	FHFC	DEMO - Owes replacement reserves for 2013 <i>varo</i> \$5,920. Received C/O 7/2013. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning B/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 <i>valo</i> \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Bestriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ		Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monifuly, last sent 5/12/15.
	Villa Maria Ápts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eifeen Reilly; Denis Russ	Q09FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna MoClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilberl	SAIL 1990S-001	Palm Beach	\$1.118,000	First		SAIL - Property sold at tax auction on 3/12/14. Legal filed claim for surplus funds of \$492,508 which Florida Housing may possibly recover. Owes \$1,788.80 plus a 5% late charge of \$89,45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,788.80 plus a 5% late charge of \$89,45 for 2013 SAIL servicer fees due 4/30/14. This comment is not being updated by FHDC
North Florida Educational Development Corp, Carolyn Ford	Lanier Oøks	North Floride Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGrift; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvella Merjivar	SAIL 19985-049	Gadsden	\$1,430, <mark>000</mark>	Second		SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property da/o \$80,652,48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007- 2013. Owes 2004-2014 Servicing fees i/a/o \$51,843.50 plus late charges of \$2,265.66. On 3/3/15 notice was sent to borrower regarding unpaid fees
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnotia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A		SAL - Replacement Reserve deposits are past due approximately \$4,076 Ihrough 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NA	FHFC	HC - Paid 5/18/15. Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edísto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake LLC	Deepak Israni; Ashok Israni	SAIL 1994-0425	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees varo \$300 due 4/30/15. Reminder notice sent 4/30/15
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Aparlments LTD., Park Richey Aparlments Inc., A. Wayne Rich, Hudson Housing Tax Cradit Fund IV, LP., Hudson SLP. LLC,	8AIL 1999S-079	Pasco	\$2,000,000	Second		SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st mortgagee. Pasco County HFA bonds serviced by Walker & Dunlop Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/2/15, 2/3/15-sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due emounts. 4/6/15 spoke with 1st Lender attorney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Notice of Lis Pendens and Complaint filed 4/6/15.

					, Housing Finar Due Report - as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDtC - Past due servicer fees i/a/o \$15,982.28. Invoice sent 2/13/14 Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14.5/5/14, and 7/23/14.
Ravenwood Apartments, LLC Thomas Stanley	Revenwood Apartments	Ravernwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$ 2 ,500,000	First	ACS/SA	SAIL - This Loan Matured 3/4/14, Foreclosure filed with Duval County on 3/31/15, Borrower has not established T&I Escrow. A lump sum was requested for RR Ve/o \$128,333,15 (for period 11/08-05/13), then \$2,333,32 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest Va/o \$96,599, Late Payment Fee of 5% of payment amount (48,429,95) has beer charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as solid as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as solid as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as solid as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due Va/o \$75,000 as well as a 5% late charge of \$3,750. 2014 Loan Servicing Fees \$2,250.00; Compliance Monitoring Fees \$1,760.00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE; 2014 Property Taxes have not been paid to date
Reat Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due service: fees l/a/o \$5 012.46. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees valo \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last confacted the borrower on 6/25/12.
	Villa Barcelona (VBL 1)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees valo \$5.012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manates	NA	NÁ	FHEC	HC - Owes FHFC HC compliance monitoring fees varo \$8,250. Last contaced the Borrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Richman, Richard; Salzman, David; Miller, Kristin; Fabbri, William T; Dodge, Gina K.; Cole, Doreen	TCEP RFP2010- 04/2009-261C/2010- 039X/2009-506C	Pasco	\$10,973,95 <u>5</u>	NÆ	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee involce sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathanie) Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd,	Ridge Winter Haven Ltd., Nathanie Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly last sent 4/30/15. Amount drawn is \$76,358.94.
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Sanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees varo \$2,025 due 5/11/15, Including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-0725	Volusia	\$2,877,785	Second	SMG	SAIL- Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Southport Financial Services, nc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J, Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 of \$5,964. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB furture compliance monitoring fees of \$99,849.
SP San Marco GP, LLC Brianne Heffner	San Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-007S	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer (ees i/a/o \$4,443.37 due 4/30/15. Reminde notice sent 4/30/15.
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee	Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,9 <mark>6</mark> 5	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsbarough	N/A.	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750, Last contacted the Borrower on 2/2/15.
Tacolcy Economic Development Corp. Carol Gardner	Edisor, Terraces II	Edison Terraces II, Ltd.	Tacolcy Economic Development Corporation, Inc.; Carol Gardner; Angela R. Kelly; Moses Florance; Cheryf A. Nemrod: Heidi Rigby; Tangie White; Luce Lohier	HOME 1992HR-003	Miam)-Dadə	\$1,775,000	Second	FHDC/SA	HOME - Loan matured B/3/14, Borrower's request for refinancing and loan extension approved at Jan, 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teaj Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras: Jose E Rodriguez, Pedro D Glaria	HOME 1993HD-014 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A	FHDC/FHFC	HOME - Owes 1 partial monthly P&I payment i/a/o \$148 80 due 5/1/15 Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 5/30/14. Owes 3 quarterly replacement reserve payment i/a/o \$2,634 ead due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sen 5/12/15. HC - Paid 5/26/15. Owes FHFC HC compliance monitoring fees i/a/o \$10,468. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Unive/sal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Lean matured 5/31/08. Amount drawn \$42,973.73. 1 of 5 percets securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11. Partial Charge-Off i/a/o \$5,587.44 (parcel value), 9/30/1 Partial charge off i/a/o \$8,604.04, Outstanding UPB is \$28,762.25
Urban League of Greater Miami T, Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 partiel P&I payment of \$148.80 due 5/1/15. Owes 2014 SAI Servicer fees i/a/o \$4,300.64 due 4/30/15 Past due notice sent 4/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase III	Villa Capri III Associates, Ltd.		RFP 2010-051X/2009- 510C	Collier	\$14,582,575	Second		TCEP - Owes \$250 lists fee for Failure to submit 2014 Audited Financiels and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake Ĉity Cabins	Volunteers of America of Floride, Inc.	Susie Towater, Edwin A. Sheperdson; Robert E. Atkins; Alex Bueno; Helen Gutierrez; David Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Martha Baker; Dr. Maurice Harvey; Allison Tutwiler; Janet M. Stringfellow	SAIL RFP 2008-01-03	Columbia	\$1,60 <u>0</u> ,000	First		SAIL- Owes 2014 SAIL Servicer fees ifale \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Velerans Inc	Thomas Turnbult; Carol Moore; John Moreland; David Housssian; Janel M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second		SAIL- Owes 2014 SAIL Servicer fees Valo \$6,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand let sent monthly, last sent 4/30/15.

				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Orlginal Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach i	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Allantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09

				FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestane of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Settzer Management / Seltzer Management / Wells Fargo		11/13/09
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	19965-014	Duvat	\$660,000		AmeriNational /	\$632,350	06/06/08
,	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randali Jones	Hillmoor Viliage I &	Flournoy Development Company	Hilimoor Townhomes, Ltd. & Hilimoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$609,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randali Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Miami Neighborhoods Russeli Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	island Place Apartments, LLC.	2001-0345	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Guif Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinelías	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Вау	\$366,681		Seltzer	\$334,522	08/20/14

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				FHFC Foreclosure Report as of 05/15/2015						
Developer Contact)	Property Name		Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Gløde		Spring Gtade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	Ñ/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	I III III I I I I I I I I I I I I I I	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$460,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Corp. of Nassau County,	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avaion Apartments, Ltd.	199 3L-016	Lee	\$21,806	N/A	First Housing		09/23/06
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	19901022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rurat Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curlis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocata Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1.037,893	10/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Letand Enterprises, Inc. Ken Dixon	Silver Pines	Leiand Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94\$-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11

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				FHFC						
				Foreclosure Report						
				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskler	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whatey	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	19921-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-508C	Duval	n.a.	N/A	First Housing		08/04/10
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/Ā	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Piceme	Silver Ridge	Picerne	Silver Ridge, Ltd.	1984L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	19901-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	905-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renalssance Housing V, LLC	River Run	Renaissance Housing V.	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aine George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501/91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02

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				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Flnancial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Caks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes (1 (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-0215/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L182 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10

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				FHFC Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerty Settzer, now FHFC/ BONY		07/24/09

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				FHFC Short Sale Report as of 05/15/2015					_	
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Profo; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	945-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Pionskier	96-0015		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc,; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Nea! Harding;	SAIL 19945-042 HC 1995L-006 HC 1994L-150	Leé	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.	The Richmond Group	955-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012

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				FHFC Short Sale Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC alfocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,00D	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060\$	Lee	\$1,577,726	Second		\$827,726	10/25/2013

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FHFC Other Writeoff Report as of 05/15/2015										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08		\$209,868	N/A	-	\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58-08	_	\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968 		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

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FHFC Other Writeoff Report as of 05/15/2015										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Ope-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$ <mark>282,03</mark> 8	Unsecured	SĀ Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000			\$127,535	01/31/08
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southjake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward		<u> </u>	PLP 05-093	Broward	\$105,186			\$105,186	09/26/08

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EXHIBIT Q

					ousing Finance (
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	e Report - as of County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates	Affordable Really and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees valo \$450 due \$/11/15, including past due fees of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/2015.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc,	Alpha and Ornega Freedom Ministries Inc. Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,186	Second		SAIL - Past due for July, August and September Tax and Insurance payment totaling \$2,759.12 and June, July, August and September Replacement Reserve Escrow totaling \$1,700.00. Past due for the 2014 SAIL servicing fee in the amount of \$6,480.90 which were due 3/15/15, 4/2/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the property has had many financial setback and is currently looking for help with funding. 5/27/15 and 6/3/15 - e-mail reminders sent out to borrower concerning past due payment. Borrower has requested all past due payments be paid out of ODR account. Sent email to FHFC on 8/27/15 to request permission to transfer funds. Per Karla Brown at FHFC they are discussing this internally to try to approve the fund transfer
AMR at Pensacola Jim Reeves	Belmont Duplexes	A.M.R. Pensacola	A.M.R. Pensacola	SAIL 19965-004	Escambia	\$328,500	Second	ACS	SAIL - 2014 Late Fee \$500 for Failure to provide SR-1. Over 30 days Past Due FYE 2014 Interest Invoice not paid to date. Email reminder 10/2/2015. Borrower indicated interest check sent 10/2/2015. LF still outstanding.
	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 1997HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements, Developer will not provide statements. Sent follow up on 10/2/15, No Response.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSolo	\$350,000	Second	FHFC/SA	PLP + Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. Amount drawn Va/o \$325,117.63.
Atlantic Housing Partners LLLP Jay Brock	Covington Club	Atlantic Housing Partners, LLLP	Covington Club Group Managers LLC; Atlantic Housing Partners; Jay Brock; Paul Missigman; Tricla Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$1,825.43 due 10/1/15
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Allantic Housing Partners LLLP; Hammock Harbor I Managers LLC; Jay Brock	HOME RFP 2009-03	Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee lotaling \$1,825.43 due 10/1/15
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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Arnount	Lien- Position	Servicer/ Trustee	Comments
Attantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg	Allantic Housing Partners, LLLP	Fountains at Falkenberg II, LLIP; SAS Fountains at Falkenberg II Managers; Atlantic Housing Partners; Concord Management LTD; Tricia Doody	HOME RFP 2009-03	, Hillsborough	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Beach Village at Palm Coast	Atlantic Housing Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Partners; Tricia Doody; Beach Village at Patm Coast I Managers	HOME RFP 2009-03	Flagler	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825,43 due 10/1/15.
Bay Equity Investments Ronnie H. Adams	San Jose Apts of Seminole	San Jose Apts of Seminole, Ltd.	Royal American Development, Inc.; Bay Equity Investments, Inc.; Clifford S. Clemo; Joseph F. Chapman, IV; Jeannette B. Chapman; Lauretta J. Pippin; Robert F. Henry, III; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1992HR-022	Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15. Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Şecond	FHFC	HOME (ARRA) - Owes Interest and late lee totaling \$1,825,43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC	Gorman & Company, Inc.; Gary J. Gorman; Joyce S. Wuetrich; Patrick Patrello	TCEP RFP 2009-103C 2010-011CX	Monroe	\$1,800,000	First	FHDC	TCEP - Owes 1 monthly replacement reserve payment of \$900 due 9/30/15. Owes 1 monthly escrow payment of \$8,395,75 due 9/30/15 Reminder notice sent 8/25/15.
Brannon Group, L. C. & Co., (The)	Keys I & II	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
D. Reid Brannon	Keys III	Brannon Group, L. C. & Co., The	D, Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Miaml-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
Carlisle Development Group Elizabeth Wong	Palafox Landing	Carliste Development Group	Palafox Landing Ltd.; Carliste Development Group; CEII Palafox, Inc; CDG Palafox Landing, LLC; Elizabeth Wong; Brian McDonough	HOME RFP 2009-03	Escambia	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$894.45 due 10/1/15.

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Jeveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Carlisle Development Group Lloyd Boggio	Charlotte Crossing	Development Group	Carlisle Development	HOME RFP 2009-03	Charlotte	\$115.900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825 43 due 10/1/15.
	Bell Ridge II		TCG Bell Ridge II, LLC	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. BAML is ordering PNA first week of July 2015. Completed PNA rec'd Aug 2015 indicating new RR req of S626.25/unit, BAML working with client and bank coursel to confirm acceptance of increase (client refused to excute prior agreement). Emailed BAML for status update 9/9/2015 & 10/2/2015. No response to date.
	Magnolia Grossings	Bell Ridge İl, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760.000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Service? (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase, Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. Mirrors Beil Ridge II. BAML requesting PNA October 2015. Emailed BAML for status update 7/1/15 & 10/2/15.
CEDO Housing Development Corp. Al Gunn	Tripte Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest Va/o \$80,668 due 12/31/09, owes 2011 SAIL interest Va/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1,421.85. Borrower remains past due for reserves unde FHFC obligations, totaling \$40,934.67 thru S/1/15 (FHFC requirements are monthly deposits of \$2,083). 9/1/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.

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eveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amoun <u>t</u>	Lien. Position	Servicer/ Trustee	Comments
	Coalition to Assist Supported Living, Inc (CASL)	Coalition to Assist Supported Living, Inc (CASL)	Community Affordable Supported Living, Inc (CASL): Charles Richards; Scott Eller; Rebecca Stoner; Steven Amstrong; Julian Eller; Diane Kriesman; Richard Ulrich; Howard Hedley; Jack O'Neill, Domingo Yallardes; Cindy Bishop; Michael Martin; Mark Padget	DEMO 2001/07-001DD	Multiple locations: Sarasota; Highlands; Manatee	\$1,020,080	Second	FHFC	DEMO - Owes replacement reserves l/a/o \$16,800 00 as of 12/31/14.
community Connections of acksonville, Inc. lindy Barker	Florence N.Davis Center	Community Connections of Jacksonville, Inc.	Community Connections of Jacksonville, Inc.	SAIL 19955-045	Duval	\$268,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,585.60 as of 12/31/14.
irust, Inc. Irust, Inc. Irocle Tenpenny Irenda Weed	Willow Brook Village		Community Housing Initiative Trust, Inc.	SAIL 1996\$-003	Brevard	\$4,348,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the October 30, 2014 FHFC Board meeting and document modification is in progress. A default notice was last sent on 09/30/15, 2014 Late Fee \$500 for Failure to provide SR-1. Over 30 days Past Due Reminder sent 10/2/2015.
omplete Property Development ompany oseph Crossen	Ballet Villages II	Ballet Villages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Palm Beach	\$942,994	First	FHDC	HOME - Owes 1 monthly replacement reserve payment of \$212.50 due 8/30/15. Owes 1 partial monthly escrow payment of \$4,857 23; 2 monthly escrow payments of \$4,956.01 each due 6/30/15-7/31/15 & 2 monthly escrow payments of \$2,744.84 each due 8/31/15-9/30/15. Total amount due is \$20,491,43. Past due notices sent 9/25/15.
	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 19955-011 HC 1996L-007	Paim Beach	\$600,000 N/A	Second N/A	FHDC	SAIL - Per statements received from the borrower through 8/31/2015, R deposits are past due for 1 partial payment of \$218 and 6 full payments (\$967 each, for a total due of \$5,020.
reative Cholce Homes, Inc. illip Barot - Corel Gardens ashpal Kakkar - Vista Palms, reserve at Oslo, Caribbean West (Gardens Apartments, Douglass iquare, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan Matured 12/1/14; borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board, Demand letter sent monthly, last sent 9/30/15. Borrower's update request for extension of the loan going to Oct. 30 Board meeting for approval.
	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpał Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes partial September 2015 payment Va/o \$1,350.47.
ic.	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOMÉ 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mongage Lender is uncooperative with providing balance information for the Escrows We can see that payments are being made the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this resolved Caribbean will remain on the report.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC: NB Holdings Management, LLC; Naimisha Barot	SAIL 19895-084	Monroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is go to Oct. 30 Board meeting for approval.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Creatīve Choice Homes, Inc., cont, Dilip Barot - Corel Gardiens Yashpai Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Mystic Woods I	Creative Choice Homes IX, Ltd.	Creative Choice Homes IX, LLC; Yashpal Kakkar	HOME 1992HH-004-R2	Pałm Beach	\$300,000	Second	FHDC/SA	HOME - Loan matured 6/6/15. Demand letter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is going to Oct. 30 Board meeting for approval.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 19915-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - Owes 1 monthly P&I of \$2,573.12 due 10/1/15. Reminder notice ser 9/25/15. 2014 Property Taxes have gone to sale and tax certificate has been issued. Redemption amount for 2014 taxes through 9/30/15 is \$56,032.05 plus interest and fees HC - Owes FMFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll		Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/16/11. Amount drawn va/o \$184,561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Jeffrey R. Connolly	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,600,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14 Per FHFC short sale was approved at September board meeting and closing is scheduled for approximately November. 2014 SAIL Interest Payment? 182,502
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc		FDIC-AHDP	Osceola	NĂ	NA	FRDC	FDIC - Owes FHFC Administration Fees Va/o \$25,369,96, including \$12,634,16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
Gotdenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan malured on 9/30/11. Amount drawn vialo \$36,447,12. Demand letter sent monthly, last sent 9/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M, Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn: \$649,989.40.
H.A.N.D.S. of Central Florida Jill McReynoids	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.		Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1 Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; 12/29/14 & 10/2/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	Firsl	FHDC/SA	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

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 Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position_	Servicer/ Trustee	Comments
Harris Group, Inc. Cathy Harris	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 1989S-046	Duval	\$719,699	First	FHDC	SALL - Owes 1 monthly P&I payment I/a/o \$4,446.28 due 10/1/15. Reminde notice sent 9/25/15.
	Liberty Center II	Liberty Center II, Ltd.	Harris Group II, Inc.; Cathy Harris	SAIL 1993S-054	Duval	\$1,429,329	First		SAIL - Owes 1 monthly principal payment i/e/o \$4,132,17 due 10/1/15. Reminder natice sent 9/25/15
	Liberty Center III	Liberty Center for the Homeless, Inc.	Cathy Hanis; Larry Tipping; Diane Chambliss	SAIL 1997S-018	Duva	\$1,800,000	First		SAIL - Owes 1 monthly principal payment i/a/o \$5,000 due 10/1/15. Reminder notice sent 9/25/15.
Heritage Partners Group, Inc James Kincaid	La Bell e Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring fees valo \$450 due 5/11/2015, including a past due amount of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kincald	SAIL 19955-030 HC 1996L-010	Palm Beach	\$369,945 N/A	Second N/A		SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 9/30/15.
Rousing Authority of the City of Fort Lauderdale Tam English	Northwest Gardens III	Northwest Praperties III, Ltd.	Northwest Properties III, Ltd., HEF-Sunnyland, Inc., HEF Guarantor LLC, Housing Authority of the city of Fort Lauderdale	TCEP ELL Exchange 2010- 046CX	Broward	\$6,275,000	First		TCEP - Failure to make the Tax and Insurance payment due 9/10/15 in the amount of \$1,341.84 and the R&R payment due 9/10/15 in the amount of \$3,750.00. Sent reminder email on 9/10/15 and 9/26/15. Per email received 10/2/15 the checks were mailed 10/1/15 but as of 10/2/15 we have not received them.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village 1 Apartments	FDIC-AHDP	Hillsborough	NA	NÅ		FDIC - Past due servicer fees l/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Las contacted the borrower on 6/25/12.
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Ind; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jeonings, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second		SAIL - Past Due 1/a/o \$8,859.00 for 2007 SAIL Interest due 8/31/08. Late charge 1/a/o \$432,95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest ao \$3,887.00 due by 8/31/12 in addition to the late payment charge 1/a/o \$194.35 due immediately. Sent email for update on past due items 5/14/15, 8/24/15 and 10/2/15.
Key West Housing Authority J, Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authonity; Norman Parker, Dennis J. Wardlow, James R. Dean; Harry L. Bethel; Betty Rondaau		Manroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, fast sent 9/30/15.
	Tropical Iste	Housing Finance Authority of Monros County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monrae	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/17. Demand letter sent monthly, last sent 9/30/15.

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eveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Lakeland Housing Authority Herbert Hemandez	Bonnet Shores	Lakeland Housing Authority	Lakeland Housing Authonity: Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hemandez; Benjamin Stevenøon; Richard Richardson; Bernice Evans; Eddie Hall; Michael Pimentel	HOME RFP 2009-D3	Polk	\$131.028	Second	FHEC	HOME (ARRA) - Owes Interest and late fee totaling \$2.063.69 due 10/1/1 Interest paid on 10/22/15. Owes late fee i/a/o 98.27
	Paul Colton Villas	Lakeland Housing Authority	Lakeland Housing Authority; Paul Colton Villas GP, Inc: Colton Meadow GP, LLC; Herbert Hemandez;	HOME, RFP 2008-04	Polk	\$115,90D	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825,43 due 10/1/15 Interest paid on 10/22/15. Late fee i/a/o \$86,93 due.
Leland Enterprises, Inc. Kennelh G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Affordable/Citrus Glen, Inc.; Emily Badger; Kenneth Dixon	SAIL 19935-013	Orange	\$1,670,000	Second	FHDC/SA	SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees i/a/o \$5,175 plus a 5% late charge of \$258.75 due 4/30/15. Past due and reminder notices sent monthly last sent 9/25/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Vilja Jardın III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniet Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-067	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured \$/4/10. Amount drawn is \$218,526. Demand letter se monthly, last sent 9/30/15.
Maint - Co Services, LLC Gail Curtis	lvy Chase - Hudson	Maint - Co Services, LLC		HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees ifa/o \$2.100. Last contacted the owner on 2/25/15.
	Steeplechase I	Steeplechase Apartments, Ltd.	Gaif W. Curtis, Steve W. Scott, John M. Curtis	SAIL 19955-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC/SA/FHFC	SAIL - Foreclosure sale occurred 6/19/14, Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11, Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12, Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/14. Owes FHFC HC comptiance monitoring fees livalo \$3,000, including \$1,500 due for prior years. Last contacted the Borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J. Mannausa	SAIL 2000\$-049	Manatee	\$1,824,680	Second	FHDC	SAIL - Oves \$56,895 plus a 5% late charge of \$2,944.80 for 2014 SAIL Interest due 8/31/15. Past due notice sent 9/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatriz Cuenca-Barberio; Alan Hali; Dorna Guniher; Cornell Crews; Jo Asmundsson; Tamra Sheffman	HOME 1994DRHR-022	Miami-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833,33 due 10/1/15 Owes 1 late charge of \$41.67 for the 9/1/15 principal payment. Reminder notice sent 9/25/16. Borrower has failed to provide proof of RR deposits for July and August <i>Valo</i> \$283,33 each. Last request sent 9/22/15.

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Developer/Contact	Property Name	Owner Entity	Beneticiary/Principal	Funding Source(s)	County	Amount	Position	Servicer/ Trustee	
Miaml Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reitly; Denis Russ	DEMO 2001/08-006HL	Mjami-Dađe	\$1,000,000	Second	Ϋ́ΗFC	DEMO - Öwes replacement reserves for 2013 i/a/o \$5,920. Received C/O 7/13. Monthly deposite of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 i/a/o \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13, Past due and reminder notices sent monthly, last sent 9/25/15.
	Villa María Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc ; Beatriz Cuenca-Barbenic; Jack Johnson; Alan Halt; Eileen Reilly; Danis Russ	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.
Mt, Carmel Gardens, Inc.	Mt. Carmel	Mt, Carrnel	Mt. Carmel Gardens, Inc.	HOME 1997HR-014	Duval	HOME \$1,637,763	Second	ACS/SA	EHCL - Third Mortgage (EHCL) matured 8/23/15.
Helen Werking, President	Gardens	Gardens, Inc.		EHCL 1997E-002 EHCL 2006E-003		EHCL \$197,199 EHCL \$479,761	Third Fourth		
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 19905-001	Palm Beach	\$1,118,000	First	FHDC/SA	SAIL - Property sold at tax auction on 3/12/14. Legal filed claim for surplus funds of \$492,508 which Florida Housing may possibly recover. Owes \$1,789.80 plus a 5% late charge of \$89.45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,788.80 plus a 5% late charge of \$\$89.45 for 2013 SAIL servicer fees due 4/30/14. This comment is not being updated by FHDC.
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvella Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property Va/o \$60,852,48, Failure to submit 2003-2014 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2014. Owes 2004-2015 Servicing fees Va/o \$54,266.00 plus late charges of \$2,388 79. On 9/1/15 notice was sent to borrower regarding unpaid fees. Owes replacement reserves payments for August 2015 and September 2015 Va/o \$365.67.
Norstar Development USA, LP Stephanie Baker	Renaissance Preserve	Norstar Development USA, LP	Norstar Development USA, LP; Nordev, Inc.; Stephanie Baker; Brian McDonough	HOME RFP 2009-04	Lee	\$95,107	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$763.95 due 10/1/15.

					lousing Finance (ue Report - as of				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolla Weik Apertmants II, Inc.; Browneil Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	: Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Owes \$15.274 plus a 5% late charge of \$763.70 for 2014 SAIL Interest due 8/31/15. Past due notice sent 9/25/15. Replacement Reserve deposits are past due approximately \$15,976 through 8/31/15. Tal escrow deposits are past due approximately \$23,485 through 8/31/15. Statements received through 8/31/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.		SĂIL 19995-079	Pasco	\$2,000,000	Second	SMG	SAIL - Past Due for December & January monthly payments to first mortgagee. Pasco County HFA bonds serviced by Walker & Dunlop. Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/27/15, 2/3/15 - sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts. 4/8/15 spoke with 1st Lender attomey concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Notee of Loan terms was approved which will allow for the development's debt to be restructured and transferred to a new owner while curing all ternall items. Loan Document modifications are in process.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay. LLC	Jeffery W. Wells, Teerapom W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	EDIC - Past due servicer tess i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring
Ravenwood Apartments, LLC Thomas Stanley	Raverwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not astabilished T&I Escrow. A lump sum was requested for RR <i>Valo</i> \$128,333.15 (for period 11/08-05/13). Ihen \$2,333.33 per month beginning 6/1/13 forward. Past Due for 2011 SAIL Interest <i>Valo</i> \$96,559. Late Payment Fee of 5% of payment amount (\$4,829.95) has been charged in connection with 2011 past due interest payment. 2012 SAIL, Interest is pust due <i>Valo</i> \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due <i>Valo</i> \$75,000 a late charge of \$3,750. is now due. In addition, 2014 Loan Sarvicing Fees \$6,250: Compliance Monitoring Fees \$1,760, and Financial Monitoring Fees \$1,100 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL 1)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees va/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Llayd House (VBL (I)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambla	NA	NA	FHOC	FDIC - Past due servicer fees l/a/a \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Vilta Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHOC	FDIC - Past due servicer fees via/o 35,012,48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.

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					using Finance (Report - as of 1				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien+ Position	Servicer/ Trustee	Comments
Reliant Group Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,250. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn is \$76,358.94.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hilsborough	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees valo \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Mlami Beach Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	The HA of the City of Miarni Beach; Miguel Del Campillo	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 1 monthly replacement reserve payment of \$750 due 9/30/15, Owes 1 monthly escrow payment of \$5,020.30 due 9/30/15, Reminder notice sent 9/25/15.
J. David Heller	Chatham Pointe Senior Apartment Hornes fika Stenstro Road Senior Village	Stenstrom Road Senior Villege Associates Ltd.	Stenstrom Road Senior Village Associates Ltd., Stenstrom Road Senior Village Associates GP., Madrid Avenue LLC, Affordable Housing Solutions For Florida Inc., NRP Contractors LLC, AHSF LLC, NRP Stentrom LLC, Judd K. Roth Individually	RFP 2009- 03/2009026CT/2010- 004CT	Hardeə	\$4,045,368	Second	SMG	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on 8/3/1/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 9/21/15 due immediately.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth COC	Universal Truth CDC	PLP 2000-016	Miami-Dada	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Arriguni drawn \$42,973.73.1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off 1/a/a \$5,587.44 (parcel value). 9/30/14 Partial charge off 1/a/a \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Mîamî T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partnership	Urban League Housing Partner, Inc; Talmadge W. Fair, Oliver L. Gross	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 monthly P&1 of \$2,148.02 due 10/1/15. Reminder natice sent 9/25/15.
	M&M Maison II	M & M Maison II. Ltd.	GMUL, Inc.; The Urban League of Greater Miami, Inc.; Talmadge W. Fair, Linda Payne; Khalid Salahuddin; Valerie Davis Bailey; Marcia Saunders; Oliver ∟ Gross; R. Launita Gaiter	SAIL 1993HRR-004	Miami-Dade	\$160,000	Second	FHEC	SAIL - Failure to submit 2014 AFS and SR1 (received SR1 only on 5/22/15). Owes SAIL Annual Financial Reporting Late Fee i/a/o \$500; Owes Replacement Reserves i/a/o \$3,150,00 as of 9/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Wille Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-128	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055 75. Demand letter sent monthly, last sent 9/30/15.

				FHFC Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	52,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,50D,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, 1td.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079Ċ	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V, Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		06/25/09
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09

				FHFC						
				Foreclosure Report						
				as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase (Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,963	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing Foundation		First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	19968-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities. Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Ouval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase III. Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$ 418 ,003	N/A	Seltzer		12/11/12
	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-0345	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Guif Landings Development Corp.	Boot Ranch West, Ltd,	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seitzer ManagemenV Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park	<u> </u>	<u> </u>	CWHIP 2004-037		S174.625		Amerinational	\$174,625	07/05/13
HERD Community Development Corp. Keith Bowers		HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C, Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C, Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

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				FHFC						
				Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charge Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia		Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hi] sborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/1 0
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W, Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993 L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, 1.td.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Lid.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennliworth	Las Villas at Kennitworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		19931-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seitzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duva	n,ä,	N/A	First Housing		08/04/10

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				FHFC Foreclosure Report						_
				as of 10/02/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
National Housing Development Corporation Thomas Kinsey			Mangonia Residence I, Ltd.	199 <mark>5L</mark> -032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 19905-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101.010	12/31/14
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		D5/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	Ñ/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	19901-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	905-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116.557	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd,	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09

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				FHFC Foreclosure Report					_	
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	as of 10/02/2015 Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Welker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Rvan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd,	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		D1/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-516C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FRFC/ BONY		07/24/09

FHFC Short Sale Report as of 10/02/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed	
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Piace II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP03-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview. Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011	
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Qrange	\$1,950,000	Second		\$1,401,841	10/17/2011	
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-0015		\$1,880,900	Second		\$1,810,982	1/31/2012	
Heritage Partners	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12	
Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,82 2,781	Second		\$810,614	10/3/2011	
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		95\$-044		\$1,550,000	Second		\$550,000	01/08/2013.	
Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/2 5/2013	
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012	
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011	
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001	

Short Sale Report - Page 1 of 2

FHFC Short Sale Report as of 10/02/2015										
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al		County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

Short Sale Report - Page 2 of 2

FHFC Other Writeoff Report as of 10/02/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off	
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.	
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10	
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002	
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02	
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer. Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,1 7 7	12/31/2010	
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400 ,000			\$151,502	12/30/2002	
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290.000			\$260,000	01/10/13	
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	19901-021	Levy	\$22,496	N/A	Rural Development		01/09/03	
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010	
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple		Collier	\$1,225,000	2nd	Seitzer	\$914,532	06/23/11	
Opa-Locha Community Development Corporation Stephanie Williame-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opia-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Locan	PLP 2000-026	Miami - Dade	\$262,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010	
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000			\$127,535	01/31/08	

Other Writeoffs Report - Page 1 of 2

FHFC Other Writeoff Report as of 10/02/2015											
Developer (Contact)	Property Name	1 '	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off	
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2, <mark>858,78</mark> 3	Second		\$2,858,783	08/17/01	
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08	
UDC-ARHP Broward	UDC-ARHP Broward	-		PLP 05-093	Broward	\$105,186			\$105,186	09/26/08	

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COMPOSITE EXHIBIT R

From:	Jonathan Del Sol <jdelsol886@cpmapartments.com></jdelsol886@cpmapartments.com>
Sent:	Thursday, November 05, 2015 2:13 PM
То:	Liz Wong
Subject:	Fwd: Fw: FW: New Contact - Carlisle Properties
Attachments:	Past_Due_Report_10-2-15_V2.pdf; Notice to FHFC-Contact Person 12-19-2013.pdf

FYI. Should be a done deal shortly.

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct:305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

------ Forwarded message ------From: Janet Peterson <<u>Janet.Peterson@floridahousing.org</u>> Date: Thu, Nov 5, 2015 at 2:11 PM Subject: Fw: FW: New Contact - Carlisle Properties To: Kenny Derrickson <<u>Kenny.Derrickson@floridahousing.org</u>> Cc: Laura Cox <<u>Laura.Cox@floridahousing.org</u>>, David Hines <<u>David.Hines@floridahousing.org</u>>, Jonathan Del Sol <<u>jdelsol886@cpmapartments.com</u>>

Kenny,

I believe you've helped us once before, although whether it was for this development or another I'm uncertain. I believe this is an item that was included for FHFC Loan Servicing Administration rather than by the contract Servicer.

Thanks,

Jan P.

From: Jonathan Del Sol <<u>idelsol886@cpmapartments.com</u>> Sent: Wednesday, November 4, 2015 4:43 PM To: Janet Peterson; Laura Cox; FHFCAssetMgt Cc: Liz Wong Subject: Re: FW: New Contact - Carlisle Properties

Good evening everyone,

As a follow up to the original email, Ms. Wong still appears as a contact on the past due list for Palafox Landing as a member of Carlisle, please see attachment. Please have her removed as she is no longer a contact. If you could please process this request as soon as possible, we would greatly appreciate it.

Thanks,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct: 305-357-4742

Office: 305-476-8118 ext. 4742

Fax: <u>305-476-5240</u>

On Thu, Jun 18, 2015 at 10:03 AM, Jonathan Del Sol <<u>idelsol886@cpmapartments.com</u>> wrote: Good morning all,

In December of 2013 a request was made, please see attachment, for Liz Wong to no longer be a contact for any Carlisle properties. She is now an employee of Atlantic Pacific Communities. We pulled the past due reports as of 5/15/15 and Ms.Wong is still listed. We would greatly appreciate it if you could remove her from this report and any association with Carlisle. Due to the ongoing work Ms. Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues.

Thank you,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct:305-357-4742

Office: 305-476-8118 ext. 4742

Fax: <u>305-476-5240</u>

------ Forwarded message ------From: Liz Wong <<u>lwong@apcommunities.com</u>> Date: Thu, Jun 18, 2015 at 9:46 AM Subject: FW: New Contact - Carlisle Properties To: Jonathan Del Sol <<u>jdelsol886@cpmapartments.com</u>> Cc: "Marilyn Barrera (<u>MBarrera876@cpmapartments.com</u>)" <<u>MBarrera876@cpmapartments.com</u>>

Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.

¹ Let me know if you have been able to contact anyone at FHFC.

Thanks, Liz

From: Liz Wong Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (<u>steve.auger@floridahousing.org</u>) Cc: Kevin Tatreau (<u>kevin.tatreau@floridahousing.org</u>); Laura J. Cox (<u>Laura.Cox@floridahousing.org</u>); Ken Reecy (<u>ken.reecy@floridahousing.org</u>); Brian McDonough; Jonathan Del Sol; Matt Greer (<u>mgreer@cpmapartments.com</u>) Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.

Should you have any questions please do not hesitate to contact us.

Thanks.

PS: Happy Holidays!

LIZ WONG

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PLEASE NOTE MY NEW CONTACT INFO

2950 S.W. 27th Avenue, Suite 200 | Miami, FL 33133 Office: (305) 357,4725 | Fax: (305) 476,1557

E-Mail V-Card Website Facebook Twitter LinkedIn

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	e Report - as of f County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-046	Hemando	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring fees valo \$450 due 5/11/15, including past due fees of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/2015.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth		Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc. Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,196	Second	SMG	SAIL - Past due for Juty, August and September Tax and Insurance payment totaling \$2,759.12 and June, July, August and September Replacement Reserve Escrow totaling \$1,700.00. Past due for the 2014 SAIL servicing fee in the amount of \$6,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempta to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the property has had many financial setback and is currently looking for help with funding. 5/27/15 and 6/3/15 - e-mail reminders sent out to borrower concerning past due payment. Borrower has requested all past due payments be paid out of QDR account. Sent email to FHFC on 9/27/15 to request permussion to transfer funds. Per Karla Brown at FHFC they are discussing this Internally to try to approve the fund transfer.
AMR at Pensacola Jim Reeves	Belmont Duplexes	A.M.R. Pensacola	A.M.R. Pensacola	SAIL 19965-004	Escambia	\$328,500	Second	ACS	SAIL - 2014 Late Fee \$500 for Failure to provide SR-1, Over 30 days Past Due FYE 2014 Interest Invoice not paid to date. Email reminder 10/2/2015. Borrower indicated interest check sent 10/2/2015. LF still outstanding.
	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 1997HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit caples of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements. Developer will not provide statements. Sent follow up on 10/2/15. No Response.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11, Borrower sent small staling they are unable to payoff loan on 1/7/13, Demand letter sent monthly, last sent 8/30/15, Amount drawn i/a/o \$325,117,63.
Atlantic Housing Partners LLP Jay Brock	Covington Club	Atjantic Housing Partners, LLLP	Covington Club Group Managers LLC; Attantic Housing Partners; Jay Brock; Paul Missigman; Tricia Doody	HOME RFP 2009-03	Seminale	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Atlantic Housing Partners LLLP; Hammock Harbor I Managers LLC; Jay Brock	HOME RFP 2009-03	Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.

Past Due Report - Page 1 of 10

					ousing Finance (a Report - as of 1				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Atlantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg	Atlantic Housing Partners, LLLP	Fountains at Falkenberg II, LLP; SAS Fountains at Falkenberg II Managers; Atlantic Housing Partners; Concord Management LTD; Tricia Doody	HOME RFP 2009-03	Hillsborough	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Beach Village at Palm Coast	Atlantic Housing Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Partners; Tricia Doody; Beach Village at Palm Coast I Managers	HOMÉ RFP 2009-03	Flagler	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
Bay Equity Investments Ronnie H. Adams	San Jose Apts of Seminole	San Jose Apts of Seminole, Ltd.	Royal American Development, Inc.; Bay Equity Investments, Inc.; Clifford S Clemo; Joseph F. Chapman, IV; Jeannette B. Chapman; Lauretta J. Pippin; Robert F. Henry, III; Ronnie H. Adams; Ima Burden; Davina Gordon; Thomas K Bowers		Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15, Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC	Gorman & Company, Inc.; Gary J. Gorman; Joyce S. Wuetrich; Patrick Patrello	TCEP RFP 2009-103C 2010-011CX	Monroe	\$1,800,000	First	FHDC	TCEP - Owes 1 monthly replacement reserve payment of \$900 due 9/30/15, Owes 1 monthly excrow payment of \$8,395.75 due 9/30/15, Reminder notice sent 9/25/15.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys & II	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Miami-Dade	\$1,461,200	Second	FHDC/SA	SALL - Loan matured 1/31/15, Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
	Keys III	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress
Carliste Development Group Elizabeth Wong	Palafox Landing	Carlisle Development Group	Palafox Landing Ltd.; Carliste Development Group; CEII Palafox, Inc; CDG Palafox Landing, LLC; Elizabeth Wong; Brian McDonough	HOME RFP 2009-03	Escambia	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee lotaling \$894.45 due 10/1/15.

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					ousing Finance (Report - as of 1				
Developer/Contact	Property Name	Owner Entity	Affiliato/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Carlisle Development Group Lloyd Baggia	Chariolle Crossing	Development Group	Carlisle Development Group; Charlotte Crossing, LTD; TCG Charlotte Crossing, LLC; Lloyd Boggio: Brian McDonough	HOME RFP 2009-03	Charlotte	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825,43 due 10/1/15
	Bell Ridge 1	Bell Ridge N, Ltd.	TCG Bell Ridge II, LLC	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second		BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The ssessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. BAML is ordering PNA first week of July 2015. Completed PNA rec'd Aug 2015 indicating new RR req of S626.25/unit. BAML working with client and bank counsel to confirm acceptance of increase (client refused to execute prior agreement). Emaile BAML for status update 9/9/2015 & 10/2/2015. No response to date.
	Magnolia Grossings	Əəli Ridge II, Ltd.		80ND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2.519.16/mo.) from \$255.60 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no ionger with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awailing legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAMI 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML, Mimors Beil Ridge II. BAML requesting PNA October 2015. Emailed BAML for status update 7/1/15 & 10/2/15.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,688 due 12/31/09, owes 2011 SAIL Interest i/a/o \$31,004,95 due 12/31/12, owes 2013 SAIL Interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1,421,85. Borrower remains past due for reserves und FHFC obligations, totaling \$40,934.67 thru 9/1/15 (FHFC requirements are monthly deposits of \$2,083). 9/1/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.

		Florida Housing Finance Corporation Past Due Report - as of 10/32/2015											
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen- Position	Servicer/ Trustee	Comments				
	Coalition to Assist Supported Living, Inc (CASL)	Inc (CASL)	Supported Living, Inc (CASL); Charles Richards; Scott Eller; Rebecca Stoner; Steven Armstrong; Julian Eller; Diane Kriesman; Richard Ulrich; Howard Hedley; Jack O'Neill; Domingo Vallardes; Cindy Bishop; Michael Martin; Mark Padget	DEMO 2001/07-001DD	Muttple kocations: Sarasota; Highlands; Manatee	\$1,020,080	Second		DEMO - Owes replacement reserves l/e/o \$15,800.00 as of 12/31/14.				
Community Connections of Jacksonville, Inc. Mindy <u>Barker</u>	Florence N.Davis Center	Community Connections of Jacksonville, Inc.	Community Connections of Jacksonville, Inc.	SAIL 1995S-045	Duval	\$266,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,565.80 as of 12/31/14,				
Community Housing Initiative Trust, Inc. Nicole Tenpenny Brenda Weed	Willow Brook Village		Community Housing Initiative Trust, Inc.	5AIL 1996S-003	Brevard	\$4,348,848	First		SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the October 30, 2014 FHFC Board meeting and document modification is in progress. A default notice was last sent on 09/30/15. 2014 Late Fee \$500 for Failure to provide SR-1. Over 30 days Past Oue Reminder sent 10/2/2015.				
Complete Property Development Company Jaseph Crossen	Ballet Villages If	Ballet Villages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Paim Beach	\$942,994	First	1	HOME - Owes 1 monthly replacement reserve payment of \$212.50 due 9/30/15. Owes 1 partial monthly escrow payment of \$4,857.23; 2 monthly escrow payments of \$4,966.01 each due 6/30/15-7/31/15 & 2 monthly escrow payments of \$2,744,84 each due 8/31/15-6/30/15. Total amount due is \$20,491,43. Past due notices sent 9/25/15				
	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SALL 1995S-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A		SAIL - Per statements received from the borrower through 8/31/2015, RR deposits are past due for 1 partial payment of \$215 and 6 full payments of \$957 each, for a total due of \$6,020.				
Creative Cholce Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Osto, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second		SAIL - Loan Matured 12/1/14; borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board, Demand letter sent monthly, last sent 9/30/15. Borrower's updated request for extension of the loan going to Oct. 30 Board meeting for approval.				
	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI #27	Leê	\$491,274	Second	FHFC	SMI - Owes partial September 2015 payment i/a/o \$1,350.47.				
	Caribbean West	Creative Choice Hornes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made w the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.				
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989S-084	Monroa	\$1,290,000	Second		SAIL - Loan matured 2/28/15. Demand letter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is goin to Oct. 30 Board meeting for approval.				

Past Due Report - Page 4 of 10

					using Finance (Report - as of f				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Creative Cholce Homes, Inc., cont. Dilip Barol - Coral Gardens Yashpəl Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Mystic Woods I	Creative Choice Homes IX, Ltd.	Creative Choice Homes IX, LLC; Yashpal Kakker	HOME 1992HH-004-R2	Palm Beach	\$300,000	Second		HOME - Loan matured 6/6/15. Demand latter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is goin to Oct. 30 Board meeting for approval.
East Little Havana Community Development Corporation Anita T. Rodrigusz-Tejera	Rio Towers	Rig Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC, East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 19915-029 HC 19901-031	Miami-Dade	\$800,000 N/A	Third N/A		SAIL - Owes 1 monthly P&I of \$2,573.12 due 10/1/15. Reminder notice set 9/25/15, 2014 Property Taxes have gone to sale and tax certificate has been issued. Redemption amount for 2014 taxes through 9/30/15 is \$58,032.06 plus interest and fees. HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Hougk-Toll		Collier	\$376,000	First		PLP - Loan matured 12/18/11. Amount drawn Va/o \$184.561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Jeffrey R Connolly	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	5AIL 1993HRR-003	Miami-Dade	\$2,600,D00	First		SAIL - SAIL loan matured as of 10/31/14. Per FHFC short sale was approved at September board meeting and closing is scheduled for approximately November. 2014 SAIL Interest Payment? 182,502
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc		FDIC-AHDP	Osceola	NĂ	NA		FDIC - Owes FHFC Administration Fees v/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cause monitoring on 8/20/15.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn l/a/o \$35,447,12. Demand lletter sent monthly, last sent 9/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn: \$649,989,40.
H.A.N.D.S. of Central Florida Jili McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Hausing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14, 12/29/14 & 10/2/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A, Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11, Demand letter sent monthly, last sent \$/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Harris Group, Inc. Cathy Hams	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 19895-046	Duval	\$719,899	First	FHDC	SAIL - Owes 1 monthly P&I payment i/a/o \$4,445.28 due 10/1/15. Reminder notice sent 9/25/15.
	Liberty Center II	Liberty Center II, Ltd.	Harris Group II, Inc.; Cathy Harris	SAIL 1993S-054	Duval	\$1,429,329	First	FHDC	SAIL - Owes 1 monthly principal payment i/a/o \$4,132.17 due 10/1/15. Reminder notice sent 9/25/15.
	Liberty Center III	Liberty Center for the Homeless, inc.	Cathy Harris; Lany Tipping; Diane Chambliss	SAIL 1997S-018	Duval	\$1,800,000	First	FHDC	SAIL - Owes 1 monthly principal payment i/a/o \$5,000 due 10/1/15. Reminder notice sent 9/25/15.
Heritage Pariners Group, Inc James Kincaid	La Belle Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring tees i/a/e \$450 due \$/11/2015, including a past due amount of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/16.
	Royal Palm Lakes	Roya) Palm Lakes, Lid.	Heritage Partners Group II, Inc.; James Kincald	SAIL 19955-030 HC 1996L-010	Palm Beach	\$389,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 19/30/15.
Housing Authority of the City of Fort Lauderdale Tam English	Northwest Gardens III	Northwest Properties III, Ltd.	Northwest Properties III, Ltd., HEF-Sunnyland, Inc., HEF Guarantor LLC, Housing Authority of the city of Fort Lauderdale	TCEP ELI Exchange 2010- 046CX	Broward	\$6,275,000	First	SMG	TCEP - Failtize to make the Tax and Insurance payment due 9/10/15 in the amount of \$1,341,84 and the R&R payment due 9/10/15 in the amount of \$3,750.00. Sent reminder email on 9/16/15 and 9/28/15. Per email received 10/2/15 the checks were mailed 10/1/15 but as of 10/2/15 we have not received them.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on \$/25/12.
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Waflace; Edward L. Jenninos. Jr.	SAIL 20005-067	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$8,659.00 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest as \$3,887.00 due by 8/31/12 in addition to the tate payment charge i/a/o \$194.35 due immediately. Sent email for update on past due items 5/14/15, 6/24/15 and 10/2/15.
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Marroe County Housing Corporation, Inc.; Monroe County Housing Authority: Norman Parker; Dennis J. Wardlow; James R. Dean, Harry L. Bathel; Betty Rondau		Monroe	\$4,214,629	Third	FHOCISA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monrae	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.

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)eveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Ļìen- Position	Servicer/ Trustee	Comments
Lakeland Housing Authority Herbert Hemandez	Bonnet Shores	Lakeland Housing Authority	Laketand Housing Authority; Bornet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hemandez; Benjamin Stevenson; Richard Richardson; Bemice Evans; Eddle Hall; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$2,063,69 due 10/1/15 Interest paid on 10/22/15. Owes late fee i/a/o 98.27
	Paul Colton Villas		Lakeland Housing Authority; Paul Colton Villas GP, Inc: Colton Meadow GP, LLC; Herbert Hemandez;	HOME RFP 2009-04	Polk	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fae totaling \$1,825.43 due 10/1/15 Interest paid on 10/22/15. Late fee i/a/o \$86.93 due.
Leland Enterprises, Inc, Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Affordable/Citrus Glen, inc.; Emily Badger; Kenneth Dixon	SAIL 19935-013	Orange	\$1,670,000	Second		SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/3D/15. Owes 2014 SAIL Servicer fees l/a/o \$5,175 plus a 5% late charge of \$258.75 due 4/30/15. Past due and reminder notices sent monthly, last sent 9/25/15.
Little Halti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter ser monthly, last sent 9/30/15.
Maint - Co Services, LLC Gail Curtis	ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15.
	Sleeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott, John M. Curtis	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,DDD N/A	Second N/A		SAIL - Foreclosure sale occurred 6/19/14, Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11, Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/14. Owes FHFC HC compliance monitoring fees twa/o \$3,000, including \$1,500 due for prior years. Last contacted the Borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J, Mannausa	SAIL 2000S-049	Manatee	\$1,824,680	Second	FHDC	SAIL - Owes \$58,696 plus a 5% late charge of \$2,944.80 for 2014 SAIL Interest due 8/31/15, Past due notice sent 9/25/15,
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatriz Cuenca-Barberio; Alan Hal; Donna Gunther; Cornell Crews; Jo Asmundsson; Tamra Sheffman	HOME 1994DRHR-022	Mtami-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833.33 due 10/1/15. Owes 1 late charge of \$41.67 for the 9/1/15 principal payment. Reminder notice sent 9/25/15. Borrower has failed to provide proof of RR deposits for July and August <i>i/a/o</i> \$283.33 each. Last request sent 9/22/15.

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					using Finance (Report - as of)				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Mendian Piace (fka Sunsouth Piace)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eiteen Reilly; Denis Russ	DEMO 2001/08-006HL	Miami-Dade	\$1,000,000	Şecond	FHFC	DEMO - Owes replacement reserves for 2013 i/a/o \$5.920. Received C/O 7/13. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 i/a/o \$17,750.
	The Allen MBCDC: The Allen Miami Beach Community EHCL 2008E-002 Miami-Dade \$750,000 Third FHD Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ		FNDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 9/25/15.					
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miaml Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.
Mt. Carmel Gardens, Inc. Helen Werking, President	Mt, Carmel Gardens	Mt, Carmel Gardens, Inc.	Mt. Carmel Gardens, Inc.	HOME 1997HR-014 EHCL 1997E-002 EHCL 2006E-003	Duval	HOME \$1,637,763 EHCL \$197,199 EHCL \$479,761	Second Third Fourth	ACS/SA	EHCL - Third Morigage (EHCL) matured 8/23/15.
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation		SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	SAIL - Property sold at tax suction on 3/12/14. Legal filed claim for surplus funds of \$492,508 which Florida Housing may possibly recover. Owes \$1,788,80 plus a 5% late charge of \$89.45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,768,80 plus a 5% late charge of \$89.45 for 2013 SAIL servicer fees due 4/30/14. This comment is not being updated by FHDC.
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGnift; Ore Green; Clarence Lewis; Sarah Figgers; Lizzle Thomas; Elvelia Menjivar	SAIL 1988S-049	Gadsden	\$1,430,000	First	THEC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property i/a/o \$80,852.48, Failure to submit 2003-2014 Audiled Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2014. Owes 2004-2015 Servicing fees i/a/o \$54,266.00 plus late charges of \$2,388.79. On 9/1/15 notice was sent to borrower regarding unpaid fees. Owes replacement reserves payments for August 2015 and September 2015 i/a/o \$366.67.
Norstar Development USA, LP Stephanie Baker	Renaissance Preserve	Norstar Development USA, LP	Norstar Development USA, LP; Nordev, Inc.; Stephanie Baker; Brian McDonough	HOME RFP 2009-04	Lee	\$95,107	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$763.95 due 10/1/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Benefic)ary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II. Ltd.	Magnolia Welk Apartments II, Inc.; Brownell Bannard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnore Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Owes \$15,274 plus a \$% late charge of \$763.70 for 2014 SAIL Interest due 8/31/15. Past due notice sent 9/25/15. Replacement Reserve deposits are past due approximately \$15,976 through 8/31/15. T&I escrow deposits are past due approximately \$23,485 through 8/31/15. Statement received through 8/31/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.		SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG	SAIL - Past Due for December & January monthly payments to first mortgagee, Pasco County HFA bonds serviced by Walker & Dunlop. Per emeil on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/27/15. 2/3/15 - sent Notice of Breach o Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts. 4/8/15 spoke with 1st Lende attomety concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Funds vere sent at the sent lender vere sent to fannie the sent lender vere sent vere sent sent lender vere sent vere sent sent lender vere sent
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fées Va/o \$16,982.28, Invoice sent 2/13/14, Reminder Notice sent 3/26/14, Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14, Removed from MOU on 11/24/14 and we have ceased monitoring
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood	Ravenwood Apartments. LLC	Thomas Stanley	SAIL 19985-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow. A lump sum was nequested for RR I/a/o \$128.333.15 (for period 11/08-05/13), then \$2,333.3 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest i/a/o \$95,599. Late Payment Fice of 5% of payment amount (\$4,329.95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due i/a/o \$75,000 as well as a 5% late charge of \$3,750, 2013 SAIL Interest is past due i/a/o \$75,000 a late charge of \$3,750, is now due, in addition, 2014 Loan Servicing Fies \$6,250; Compliance Monitoring Fies \$1.760; and Financial Monitoring Fies \$1,100 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA NA	NA	FHDC	FDIC - Past due servicer fees Va/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Las contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees Va/o \$5,012,48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Las centacted the borrower on 6/25/12.
	VIIIa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FOIC-AHDP	Escambia	NA	NĀ	FHDC	FDIC - Past due servicer fees Va/o \$5,012.48. The owners have ratused to pay their fees and we have ceased monitoring to eliminate future fees. Las contacted the borrower on 6/25/12.

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Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Reliant Group Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA		HC - Owes FHFC HC compliance monitoring fees va/o \$8,250. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second		PLP - Loan matured on 3/11/14. Demand letter sent monthly, lest sent 9/30/15. Amount drawn is \$76,358.94.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A		HC - Owes FHFC HC compliance monitoring fees i/a/o \$5,750. Last contected the Borrower on 2/2/2015.
The HA of the City of Miami Beach Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	The HA of the City of Miami Beach; Miguel Del Campillo	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First		HOME - Owes 1 monthly replacement reserve payment of \$750 due 9/30/15, Owes 1 monthly escrow payment of \$5,020,30 due 9/30/15, Reminder notice sent 9/25/15,
The NRP Group J. David Heller	Chatham Pointe Senior Apartment Homes fka Stenstro Road Senior Village	Stenstrom Road Senior Village Associates Ltd.	Village Associates Ltd.,	RFP 2009- 03/200902&CT/2010- 004CT	Hardee	\$4,046,368	Second	SMG	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on 8/31/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 9/21/15 due immediately.
Universal Truth CDC Rose Mincey	Üniversal Homes	Universal Truth CDC		PLP 2000-016	Mjami-Dade	\$209,173	Second		PLP Loan matured 5/31/08, Amount drawn \$42,973,73, 1 of 5 parcels securing loan was sold at foreclosure sale on 9/5/11, COT received on 9/12/11, 12/31/11, Partial Charge-Off <i>ila/</i> o \$6,587,44 (parcel value), 9/30/14 Partial charge off <i>ila/</i> o \$8,604,04. Outstanding UPB is \$28,782,25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partnership	Urban League Housing Partner, Inc; Talmadge W. Fair, Oliver L. Gross	SAL 19915-033	Miami-Dade	\$1,551,248	First		SAIL - Owes 1 monthly P&I of \$2,148.02 due 10/1/15. Reminder notice seni 9/25/15.
	M&M Maison II	M & M Maison II, Ltd.		SAIL 1993HRR-004	Miami-Dade	\$160,000	Second	FHFC	SAIL - Failure to submit 2014 AFS and SR1 (received SR1 only on 5/22/15). Owes SAIL Annual Financial Reporting Late Fee i/a/o \$500; Owes Replacement Reserves i/a/o \$3,150.00 as of 9/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministnes, Inc.	Westside Ministries, Ltd., Willie Jackson. Jerome Sanders, Geraid Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 9/30/15.

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				FHFC Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Paim Beach	\$2,550 ,000	First	First Housing		1994
Benchmark Maggle Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd,	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52.010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtie Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Se itze r Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	19931,-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$945,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (//k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd,	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis		Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis Heritage Ltd,	Cobblestone	Davīs Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09

				FHFC						
				Foreclosure Report						
				as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc,	Escamble County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	19965-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duvat	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Floumoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase III. Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Nelghborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp,	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pineilas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park		<u> </u>	CWHIP 2004-037		\$174.625	·	Amerinational	\$174.625	07/05/13
HERD Community Development Corp. Kelth Bowers		HÉRD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

Foreclosure Report - Page 2 of 5
				FHFC Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings		Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$460,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avaion Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNationa!	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth	_		CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Örange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAJL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing	1-	09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10

Foreclosure Report - Page 3 of 5

				FHFC Foreclosure Report						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	as of 10/02/2015 Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Rousing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,789	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs		North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Nosh Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990\$-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101,010	12/31/14
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	19941-145	Orange	па	N/A	Settzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolla Point, LLC	905-078/901078	Duvat	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renalssance Housing V, LLC	River Run	Renaissance Housing V. LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR19895	8roward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff	——————————————————————————————————————	1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-0250	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09

Foreclosure Report - Page 4 of 5

				FHFC Foreclosure Report					_	
				as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charget Off
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-0215/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$496,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd,	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$806,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2/ 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997∟ \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09

				FHFC Short Sale Report						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	as of 10/02/2015 Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	945-031	Hillsborough	\$2,6 00, 000	Second		\$2,285,614	1 0/17 /2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Qasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001\$		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jím Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		955-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001

				FHFC Short Sale Report as of 10/02/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev, Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

				FHFC						
			(Other Writeoff Repo	rt					
				as of 10/02/2015				_		
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$602,138	12/31/10
Clay County Affordable Housing, loc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97 _, 177	First		\$97,177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Lecha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County	Indiates	Nonconforming	Osceola	\$200,000	1	<u> </u>	\$127,535	01/31/08

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Other Writeoffs Report - Page 1 of 2

			c	FHFC Other Writeolf Repor as of 10/02/2015	t					
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R, Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward	1		PLP 05-093	Broward	\$105,186			\$105,186	09/26/08



December 19, 2013

Mr. Steve Auger Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

RE: New Contact

Dear Steve:

Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan's contact information is below.

Jonathan Del Sol Carlisle Property Management, Inc. Phone: (305) 357-4742 Facsimile: (305) 476-5240 Email: <u>JDelSol886@cpmapartments.com</u> 2950 SW 27th Avenue, Suite 200 Miami, FL 33133

If you have any questions 1 am always available and can be reached at the same address noted above, my direct phone line is (305) 357-4727 and my new email address is <u>mgreer@cpmapartments.com</u>.

Best regard

Matthew Greer

Attachment

Cc: Kevin Tatreau Laura Cox Ken Reecy Brian McDonough



DEVELOPMENT NAME	City, Florida
Alabaster Garden	Pensacola
Allapattah Garden	Miami
Arbor Crest	Quincy
Bell Ridge	Pace
Bell Ridge II	Расе
Brownsville Transit Village II	Miami
Brownsville Transit Village III	Miami
Brownsville Transit Village IV	Miami
Cameron Creek Apartments	Florida City
Charlotte Crossing	Punta Gorda
Christine Cove	Jacksonville
Country Manor	Bowling Green
Country Walk	Wauchula
Crestview Park	Immokalee
Crestview Park II	Immokalee
Dixie Court	Fort Lauderdaie
Dixie Court II	Fort Lauderdale
Dixie Court III	Fort Lauderdale
Douglas Pointe Apartments	Miami
Dr. Kennedy Homes	Fort Lauderdale
East Village (fka Ehlinger)	Davie
Everett Stewart Sr. Village	Miami

	City, Florida
Golf View Gardens	Sunrise
Heron Pond	Lehigh Acres
Heron Pond II	Lehigh Acres
Jacaranda Trail	Arcadia
Jacaranda Trail II	Arcadia
Jubilee Courtyards	Florida City
Magnolia Crossing	Pace
Meridian West	Key West
The Beacon (fka Metro)	Miami
Morris Court II	Pensacola
Morris Court III	Pensacola
Northwest Gardens I	Fort Lauderdale
Northwest Gardens II	Fort Lauderdale
Northwest Gardens III	Fort Lauderdale
Northwest Gardens IV	Fort Lauderdale
Oaks Trail	Arcadia
Orchard Park Apartments	Ruskin
Palafox Landing	Pensacola
Poinciana Grove	Miami
Prospect Park	Fort Lauderdale
Santa Clara Apartments II	Miami
Sea Grape Apartments	Marathon



DEVELOPMENT NAME	City, Florida
Sea Grape II	Marathon
Siturian Pond	Pensacola
Sonrise Villas	Fellsmere
Sonrise Villas II	Fellsmere
St. Luke's Life Center	Lakeland
Summerlake Apartments	Davie
The Anchorage	Miami
The Villas At Lake Smart	Winter Haven

DEVELOPMENT NAME	City, Florida
Tinsley Cove	Tampa
Tuscany Lakes	Ellenton
Valencia Garden	Wauchula
Wahneta Palms	Winter Haven
Washington Square	Miami
Westview Garden Apartments	Miami
Willow Creek Apartments	North Port
Willow Creek Apartments II	North Port

EXHIBIT S

2016-283C



ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

COPY

SUBMITTED TO: Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

December 4, 2015

Attachment 7



U.S. Department of Housing and Urban Development

Region IV, Miarni Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

November 25, 2015

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

Re: St. Elizabeth Gardens, Broward County, Florida FHA #: 066-SH031

Dear Mr. Reecy:

This letter is to confirm the understanding of the U.S. Department of Housing and Urban Development ("HUD") with regard to the above referenced project that is needed for processing an application to Florida Housing Finance Corporation for low-income housing tax credits.

(i) Name of the Development: St. Elizabeth Gardens

(ii) Address of the Development: 801 NE 33rd Street, Pompano Beach, Florida

(iii) Year built: 1968

(iv) Total number of units that currently receive PBRA and/or ACC: 99 units

(v) Total number of units that will receive PBRA and/or ACC if the proposed Development is funded: 100 units*

(vi) All HUD financing programs originally and/or currently associated with the existing development: Section 202

(vii) The referenced development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

* HUD is currently processing a request from the owner to increase the number of units subsidized under a HAP Contract to 100 by transferring budget authority for the one additional unit from another Catholic Housing Services Section 8 project under Section 8(bb) in accordance with Notice H-2015-03.

or Sara Warren

Sr. Account Executive Miami Multifamily Program Center

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. www.hud.gov espanol.hud.gov .

EXHIBIT T

2016-283C



ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

COPY

SUBMITTED TO: Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, FL 32301

December 4, 2015

Attachment A

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LIST OF PRINCIPALS

Appl oved FHFC Advance Review

Applicant/Owner Entity:	St. Elizabeth Gardens Apartments, Ltd. A Florida limited partnership
General Partner:	CHS St. Elizabeth Gardens, Inc. A Florida corporation
Sole Shareholder:	Catholic Health Services, Inc.* A Florida not for profit corporation
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Ralph E. Lawson, Chairman Joseph M. Catania, President Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary J. Patrick Fitzgerald, Esq., Assistant Secretary
Board of Directors:	Patricia Palamara Rev. Msgr. Frankiyn M. Casale Bud Farrey Mark Panciera Kenneth C. Fischer, MD Aurelio Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo Rev. Alfred Cioffi, SThD, PhD
Limited Partner (99.99% owner):	Howard D. Cohen &/or assigns

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

Page 1 of 2

Approved FHFC Advance Review

Developer:	St. Elizabeth Gardens Development, LLC // A Florida limited liability company APC St. Elizabeth Development, LLC - Manager
Member:	APC St. Elizabeth Development, LLC A Florida limited ilability company Howard D. Cohen - Manager
Member: Member: Member:	Kenneth Naylor Liz Wong Atlantic Pacific Communities, LLC A Delaware limited liability company Appreciation Holdings-Manager, LLC - Manager
Members:	Howard D. Cohen Revocable Trust U/A/D 4/6/1993 Randy Weisburd Kenneth Cohen Stanley Cohen
Member:	CHS St. Elizabeth Gardens Development, LLC A Florida limited liability company Catholic Health Services, Inc Manager
Sole Member:	Catholic Health Services, Inc.* A Florida not for profit corporation
Officers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary Ralph E. Lawson, Chairman Joseph M. Catania, President Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary J. Patrick Fitzgerald, Esq., Assistant Secretary
Board of Directors:	Patricia Palamara Rev. Msgr. Franklyn M. Casale Bud Farrey Mark Panciera Kenneth C. Fischer, MD Aurelio Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo Rev. Alfred Cioffi, SThD, PhD

* This entity is a 501(c)(3) not for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

COMPOSITE EXHIBIT U

OMB Approval No. 2502-0567 (exp. 04/30/2017)

OFF	UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FICE OF MULTIFAMILY HOUSING PROGRAMS
	AMENDMENT
P	PROJECT-BASED SECTION 8 HOUSING ASSISTANCE AYMENTS CONTRACT PURSUANT TO SECTION (1) OF THE UNITED STATES HOUSING ACT OF 1937
Sectio	on 8 Project Number:
FHA	Project Number (if applicable):
Projec	ct Name:SI. Elizabeth Gerdens
Projec	ct Description:1
801	NE 33rd Street, Pompano Beach, FL 33065

This instrument is to be used to amend the section 8 HAP contract referred to in Notice H-2014-14 as "Contract B."

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<u>...</u>

This Amendment to Project-Based Section 8 Housing Assistance Payments Contract Pursuant to Section 8(bb)(1) of the United States Housing Act of 1937 ("Amendment")² provides as follows:

- 1. Parties to the Amendment.
 - A. Name of Project Owner:³ SI. Elizabeth Gardens, Inc.

Address of Project Owner: ____114 10 North Kendal Drive, Suite 306

Miami, FL 33176

B. Name of Contract Administrator:⁴ North Tampa Housing Development Corp.

Address of Contract Administrator: 4300 West Cypress Street, Suite 970

Tampa, FL 33607

2. <u>Recitals.</u>

- A. Section 8(bb)(1) of the United States Housing Act of 1937 ("Act"), 42 U.S.C. § 1437f(bb)(1), provides in part that if a project-based section 8 HAP contract is terminated, HUD shall transfer any remaining budget authority to another contract under terms prescribed by the Secretary.
- B. Pursuant to Notice H-2014-14 and section 8(bb)(1) of the Act, the owner and the contract administrator of the project-based section 8 HAP contract identified in Notice H-2014-14 as "Contract A" previously agreed either to the termination of Contract A or to the subdivision of Contract A into two or more component contracts (i.e., the contracts identified in the aforementioned Notice as "Contract A1," "Contract A2," and, if applicable, "Contract A3," etc.) and to the termination of one or more of the resulting component contracts other than Contract A1 (i.e., Contract A2 and, if applicable Contract A3, etc.).

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- C. Pursuant to section 8(bb)(1) of the Act, HUD has transferred or will transfer the budget authority associated with the terminated contract(s) to this HAP contract, which is identified on page 1 of this Amendment and which is referred to in the aforementioned Notice as "Contract B."
- <u>Amendment</u>. The Owner and the Contract Administrator of this HAP contract (i.e., Contract B), which are identified above in section 1, agree to the following terms of this Amendment to Contract B.
 - A. The total number of dwelling units assisted under this HAP contract, as amended herein (i.e., Contract B) is increased from 99⁵ to 100⁶. The units assisted under this Contract B, as amended herein, are identified by bedroom size and contract rent in Exhibit A, which is attached to and hereby incorporated into this Amendment, and which supersedes previous versions of Exhibit A to the HAP Contract.
 - B. The Project is subject to, and the Owner shall comply with, the Physical Condition Standards and Inspection Requirements of 24 CFR Part 5 Subpart G, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 5 Subpart G and to all related guidance, handbooks, and directives. The Project is further subject to, and the Owner shall further comply with, the Physical Condition of Multifamily Properties regulations of 24 CFR Part 200 Subpart P, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 200 Subpart P and to all related guidance, handbooks, and directives.
 - C. The Project is further subject to, and the Owner shall further comply with, the Uniform Financial Reporting Standards of 24 CFR Part 5 Subpart H, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 5 Subpart H and to all related guidance, handbooks, and directives.
- 5. Other Terms.
 - A. This Amendment shall be effective upon execution by the Owner and the Contract Administrator and shall remain in effect both during the current term of the HAP contract and during each and every successive renewal term, unless modified and agreed to in writing by the Owner and the Contract Administrator.
 - B. In the event of any inconsistency between the terms of this Amendment and the terms of the HAP contract prior to amendment by this instrument, including any renewal contract issued under the Multifamily Assisted Housing Reform and Affordability Act of 1997, the terms of this Amendment shall govern.

OMB Approval No. 2502-0587 (exp. 04/30/2017)

OWNER	
Full Legal Name of Owner (print or type)	
ST. ELIZABETH GARDENS, INC.	
By: Leona D. Meins Signature of authorized representative	
JUANA D. MATIA, U.P. Housing Development v Name and official title (print or type)	Operations
05/27/2016	TRECEIV.
Date (mm/dd/yyyy) (pent or type)	JUN 012016
	MILLIOC Tam
CONTRACT ADMINISTRATOR	
Full Legal Name of Contract Administrator (print or ty	/ре)
NORTH TAMPA HOUSING DEVELOPMENT CORPORATION	
BV: Dues Sher	
Signature of authorized representative	
Don Shee, Director + Va	attred
Name and official title (print or type)	ministrato
Date (mm/dd/yyyy) (print or type)	· · _ · _ · _ · · · · · · · ·

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OMB Approval No. 2502-0587 (exp. 04/30/2017)

EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

Section 8 Contract Number: FHA Project Number (If applicable):

Number	Number	Contract	Utility	Gross
of Contract Units	of Badrooms	Rent	Allowance	Rent
100	1-8R	\$817	N/A	\$817

NOTE: This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with the provision of the Renewal Contract governing the adjustment of Contract Rents.

Comments:

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U.S. Department of Housing And Urban Development Office of Housing Foderal Housing Commissioner

OMB Approval No. 2502-0012 (exp. 7/31/2017)

See page 3 for Instruction, Pub Project Name	tic Burd <u>en Statem</u>	ent and Privacy Ad	ti requirements.	FHA Project Numbe	r	Date Renus Will B (mm/dd/yyyy)	a Ettecliva
St. Elizabeth Gerdens			0665	4031		6/1/2016	
Parl A - Apartment Rents							
Show the actual ranks you line	and to charge, or	I to istol etti li nev	here rents is less	than the Maximum Alon	rable Monthly Rent P	otential,	ani Roma
Col. 7	Coi. 2	Coni	raci Renis	Col. 5	Cal. 6		i Projecis Only)
Unil type	Number of	COLJ	Col 4	Utility Allowances (Effective Data) mm/dd/yyy	Gross flerit	Cal. 7	Col. 5
(include Nan-rovonue Producing Units)	Units	Aunt Per Unit	Monthly Contr Ateat Potenti (Cot 2 ± Cot 3	aci al 6/1/2016	(Cot. 3 + Col. 5)	Rent Per Unit	Monitily Markel Ren(Potentia) (Col 2 x Col 7)
1 BOM	100	\$840	\$84,000	50	\$840	 	+
1 BVM	1 100	3040			8040		
1 8DM (Non-Section 8)	50	\$695	\$34,760	\$0	\$695		
	- <u> </u>						
2 BOM (Non-Revonue	1	50	<u>- \$0</u>	02	\$0		
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				· [<u> </u>		
Total Unit	s 151	(Add Col. 4)*	st Rent Polential \$118,750			Monthly Market (Add Col. 8)*	
		Veerly Contract	Ront Potential			Yearly Market R	eat Botanilai
			2)* \$1,425,000			(Col. 8 Sum z 12	
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Equipment/Fumlehings in Un	It Check those in	cluded in rent.}		Col 1		Col. 2	Cal. 3
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Disposal 6	Kitchen Exhaus	iEan D_	-				
Utilities (Check those Include	d in rent. For sa	ch Kem (even the	10 mot				
Included In rem) en				Tabl Rent Loss Due to	the second second second second second second second second second second second second second second second s		\$0
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	Hot Water Cooking		lt, ekc E MSgw <u>e</u> t	Cail Usa	Col. 2 Monthly Potenti Potenti	Rent Square	Col. 4 Renial Rate Par sq ft (Col. 2 divided by Col. 3)
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Part C - Charges In Addition	o Reat (e.g. pari	ung, çabie TV, me	Monthly Churge		ş	- Potential	
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			5	Worksheet (to be com	neted by HUD or let	vder)	
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Part G - Information on Mortgagor Entity		
Name of Entity S1. Elizabeth Gardens		
Type of Entity		
Individual General Partnership Joint Tenancy/Tenant	is in Common []] Other (specify)	
Corporation United Partnership Trust		
List all Principals Comprising Mortgagor Entity: provide name an • corporation, list: (1) all officers; (2) all directors; and (3) each • partnership, list: (1) all general partners; and (2) limited partner • trust, list: (1) all managers, directors or trustees and (2) each	stockholder having a 10% or more interest. hers having a 25% or more interest in the pa	inthership.
Name and Title		
Rev. Tomas M. Marin, President		
Name and Tille	1	
Rev. Marcos Somarriba, Vico President		
Name and Title		
Rev. Michael Soucker, Treasure/Secretary		
Nam8 and Title		
Rev. Fernendo Orejuela		
Name and Title		
Rev. Eduardo Logiste Felix		
Name and Title		
Rev. Samuel Muodiaju		
Name and Title		
Rev. Juan Sosa		
Name and Thie	5 V. E	ENE
Rev. Cristobal de Paula		
Name and Title	1UL	012018
Rev. Luclen Pime		Tame
Name and Title	.6.11	JU IN
Rev. Christopher Marino		
Name and Title		
Rev. Peter Baldacchino		
Part H - Owner Certification		
To the best of my knowledge, all the information stated herein, as well as		
Warning: HUD will prosecule false claims and statements. Conviction may res Name and Title	Authorized Official's Signature	110, 1012; 31 U.S.C. 3729, 3802
Juana D. Mejia V.P. of Housing Development and Operations	Jeeone D. Mey	Date (mm/dd/yyyy) 05/27/2016
Part - HUD/Lender Approval		GGZ//2010
Addendum Number	Branch Chiel/Lender Official Signature	
HAP Contract Number FL14 - L000 - 021		Date (mm/dd/yyyy)
	Director, Housing Management Division Signature	
Loan Servicer Signature Date (mm/gid/yeyy) 6/1/20)	Muchelle C. Site	Date (mm/dd/www) 06/01/2016
Previous editions are obsolete	Page 2 of 3	form HUD-92458 (11/05) ref Handbook 4350.1

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (check one): I Initial Renewal Subsequent Renewal Amend Rents/BA Only

Section 8 Contract No. FL14L000021 Expires on 5/31/2034

Owner Name: St. Elizabeth Gardens, Inc.

Project Name: St. Elizabeth Gardens

Project Location: 801 NE 33rd Street, Pompano Beach, FL 33064-5255

FHA Project No.: 066SH031

IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

Rent	Effective	Date	06/01/2016	
------	-----------	------	------------	--

(Official Title)

Utility Allowance No. of Units No. of Bedrooms **Contract Rent Gross Rent** \$840 N/A \$840 1 BDM 100

(If Blank, then No Change in Rents)

FUNDING

BUDGET	AUTHORITY	INCREASE:	\$	\$456,164	
DUDGET	AUTHORITI	INCREASE.	φ	94501104	_

Contract/Renewal Effective Date 06/01/2016

Expiration Date 05/31/2036

Notice to Owner executed by:	
HUD or CONTRACT ADMINISTRATOR	
The American and	
By: Sharing Le	

1:	Sha-spic	(Signature)

(Printed Name) Don Shea

Director

Le/1:10 (Date)

Attachment 11-2

U.S. Department of Housing and Urban Development

Office of Housing	RECEI	VED
	- JUN-09-	2016
Project-based Section 8	NTHDC 1	ampa
	EC.	
MULTI-YEAR TERM	JUN 012016	
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OMB Control #2502-0587

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"Public reporting burden for this collection of information is estimated to overage 1 hour. This induces the time for collecting, reviewing, and reporting the data. The information is being collected for obtaining a signature on legally binding documents and will be used to enforce contractual oblig docts. Response to this request for information is required in order to receive the benafits to be derived. This agency may not collect this information, and you are not required to complete this form undess it has a currently valid OMB control number. No confidentiably is assured,"

PREPARATION OF CONTRACT

Reference numbers in this form refer to notes at the end of the contract text. These endnotes are instructions for preparation of the Basic Renewal Contract. The instructions are not part of the Renewal Contract

(HUD-9637)

Basic Renewal Contract Multi-Year Term REV-11-05-2007

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U.S. Department of Housing and Urban Development Office of Housing

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT¹

MULTI-YEAR TERM

1 CONTRACT INFORMATION²

PROJECT

.

Section 8 Project Number: FL14L000021

Section 8 Project Number of Explring Contract: FL14L000021

FHA Project Number (If applicable): 0665H031

Project Name: St. Elizabeth Gardens

Project Description: B01 NE 33rd St

Pompano Beech, FL 33064 - 5255

TYPE OF RENEWAL

;

- Check this box for a project renewed under Section 524(a) of MAHRA (not including a Mark-Up-To-Market renewal).
- Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.

(HUD-9637)	Basic Renewal Contract
	Mulii-Year Term
	REV-11-05-2007

Attachment 11-2

PARTIES TO RENEWAL CONTRACT

Name of Contract Administrator⁴ North Tampa Housing Development Corporation

Address of Contract Administrator

4300 W. Cypress St.

Suite 970

• •

Tampa, FL 33607

Name of Owner⁵ St. Elizabeth Gardens, Inc.

Address of Owner

11410 N. Kendell Dr., Suite 306

Pompano Beach, FL 33176

2 TERM AND FUNDING OF RENEWAL CONTRACT

- a The Renewal Contract begins on <u>6/1/2016</u> and shall run for a period of <u>20</u>⁷ years.
- b Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of \$ 456.164 ...,⁸ an amount sufficient to *VSD*

(HUD-9637)

Basic Renewal Contract Multi-Year Term REV-11-05-2007

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provide housing assistance payments for approximately <u>12</u>⁹ months of the first annual increment of the Renewal Contract term.

c HUD will provide additional funding for the remainder of the first annual increment and for subsequent annual increments, including for any remainder of such subsequent annual increments, subject to the availability of sufficient appropriations. When such appropriations are available, HUD will obligate additional funding and provide the Owner written notification of (i) the amount of such additional funding, and (ii) the approximate period of time within the Renewal Contract term to which it will be applied.

3 DEFINITIONS

ACC. Annual contributions contract.

Anniversary. The annual recurrence of the date of the first day of the term of the Renewal Contract.

Contract rent. The total monthly rent to owner for a contract unit, including the tenant rent (the portion of rent to owner paid by the assisted family).

Contract units. The units in the Project which are identified in Exhibit A by size and applicable contract rents.

Fifth year anniversary. The Renewal Contract annual anniversary that falls at expiration of each 5-year period of the Renewal Contract term.

Fifth year comparability adjustment. An adjustment of contract rents by the contract administrator at the Fifth Year Anniversary. The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

HAP contract. A housing assistance payments contract between the Contract Administrator and the Owner,

HUD. The United States Department of Housing and Urban Development.

HUD requirements. HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract.

MAHRA. The Multifamily Assisted Housing Reform and Affordability Act of 1997 (Title V of Public Law No.105-65, October 27, 1997, 111 Stat 1384), as amended.

(HUD-9837)

Mid-term comparability adjustment. An adjustment of contract rents by the contract administrator within each 5-year period of the Renewal Contract term (in addition to the comparability analysis and adjustment at the Fifth Year Anniversary). The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

OCAF. An operating cost adjustment factor established by HUD.

PHA. Public housing agency (as defined and qualified in accordance with the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.).

Project. The housing described in section 1 of the Renewal Contract.

Renewal Contract. This contract, including applicable provisions of the Expiring Contract (as determined in accordance with section 5 of the Renewal Contract).

Section 8. Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

4 RENEWAL CONTRACT

- a Parties
 - The Renewal Contract is a housing assistance payments contract ("HAP Contract") between the Contract Administrator and the Owner of the Project (see section 1).
 - (2) If HUD is the Contract Administrator, HUD may assign the Renewal Contract to a public housing agency ("PHA") for the purpose of PHA administration of the Renewal Contract, as Contract Administrator, in accordance with the Renewal Contract (during the term of the annual contributions contract ("ACC") between HUD and the PHA). Notwithstanding such assignment, HUD shall remain a party to the provisions of the Renewal Contract that specify HUD's role pursuant to the Renewal Contract, including such provisions of section 9 (HUD requirements), section 10 (statutory changes during term) and section 11 (PHA default), of the Renewal Contract.

b Statutory authority

The Renewal Contract is entered pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), and section 524 of MAHRA.

c Expiring Contract

Previously, the Contract Administrator and the Owner had entered into a HAP Contract ("expiring contract") to make Section 8 housing assistance payments to the Owner for eligible families living in the Project. The term of the expiring contract will expire prior to the beginning of the term of the Renewal Contract.

d Purpose of Renewal Contract

- (1) The purpose of the Renewal Contract is to renew the expiring contract for an additional term. During the term of the Renewal Contract, the Contract Administrator shall make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract.
- (2) Housing assistance payments shall only be paid to the Owner for contract units occupied by eligible families leasing decent, safe and sanitary units from the Owner in accordance with statutory requirements, and with all HUD regulations and other requirements. If the Contract Administrator determines that the Owner has failed to maintain one or more contract units in decent, safe and sanitary condition, and has abated housing assistance payments to the Owner for such units, the Contract Administrator may use amounts otherwise payable to the Owner pursuant to the Renewal Contract for the purpose of relocating or rehousing assisted residents in other housing.

e Contract units

The Renewal Contract applies to the Contract units.

5 EXPIRING CONTRACT – PROVISIONS RENEWED

- a Except as specifically modified by the Renewal Contract, all provisions of the Expiring Contract are renewed (to the extent such provisions are consistent with statutory requirements in effect at the beginning of the Renewal Contract term).
- b All provisions of the Expiring Contract concerning any of the following subjects are not renewed, and shall not be applicable during the renewal term:

Basic Renewal Contract Multi-Year Term REV-11-05-2007

- Identification of contract units by size and applicable contract rents;
- (2) The amount of the monthly contract rents;
- (3) Contract rent adjustments; and
- (4) Project account (sometimes called "HAP reserve" or "project reserve") as previously established and maintained by HUD pursuant to former Section 8(c)(6) of the United States Housing Act of 1937 (currently Section 8(c)(5) of the Act, 42 U.S.C. 1437f(c)(5)). Section 8(c)(5) does not apply to the Renewal Contract, or to payment of housing assistance payments during the Renewal Contract term.
- c The Renewal Contract includes those provisions of the Expiring Contract that are renewed in accordance with this section 5.

6 CONTRACT RENT

a Initial contract rents

At the beginning of the Renewal Contract term, and until contract rents for units in the Project are adjusted in accordance with section 6b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A of the Renewal Contract.

b Contract rent adjustments

- (1) OCAF or Budget-Based Rent Adjustments
 - (a) Except as provided in section 6b(2) below (concerning comparability adjustments at each Fifth Year Anniversary and discretionary comparability adjustments within each five-year term), during the term of the Renewal Contract the Contract Administrator shall annually, on the anniversary of the Renewal Contract, adjust the amounts of the monthly contract rents in accordance with HUD requirements by either of the following methods (as determined by the Contract Administrator in accordance with HUD requirements):
 - (i) Using an OCAF; or

- (ii) At the request of the owner, based on the budget for the Project, as approved by the Contract Administrator in accordance with HUD requirements.
- (b) Adjustments by use of the OCAF shall not result in a negative adjustment (decrease) of the contract rents. The OCAF shall not be used for adjustment of rent at each Flifth Year Anniversary (as determined in accordance with section 6b(2)(b) below).

(2) Comparability adjustments

- (a) Applicability. This section 6b(2) is applicable only if the contract has been renewed pursuant to Section 524(a) of MAHRA. This section 6b(2) does not apply to a project renewed at exception rents under Section 524(b)(1) of MAHRA (See section 1 of the Renewal Contract).
- (b) Fifth year adjustment (comparability adjustment at expiration of each 5-year period, if applicable).
 - This section 6b(2)(b) is only applicable if the term of the Renewal Contract is tonger than five (5) years (from the first day of the term specified in section 2a).
 - At the expiration of each 5-year period of the (ii) Renewal Contract term ("Fifth Year Anniversary^{*}), the Contract Administrator shall conduct a comparability analysis of existing contract rents. At such Fifth Year Anniversary of the Renewal Contract, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable market rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.
 - (iii) To assist in the redetermination of contract rents at each Fifth Year Anniversary, the

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Contract Administrator may require that the Owner submit to the Contract Administrator a rent comparability study prepared (at the Owner's expense) in accordance with HUD requirements.

(c) Mid-term adjustment (discretionary comparability adjustment within 5-year term)

In addition to the comparability analysis and adjustment of contract rents at the Fifth Year Anniversary, HUD may, at HUD's discretion, require or permit the Contract Administrator to conduct a comparability analysis and adjustment of contract rents ("mid-term adjustment"), one more time within each 5-year period of the Renewal Contract term

(d) Adjusting contract rent

At the time of a fifth year or mid-term comparability adjustment, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(3) Procedure for rent adjustments during renewal term

- (a) To adjust contract rents during the term of the Renewal Contract (including an OCAF or budgetbased adjustment in accordance with section 6b(1), or a fifth year or midterm adjustment in accordance with section 6b(2)), the Contract Administrator shall give the Owner notice with a revised Exhibit A that specifies the adjusted contract rent amounts.
- (b) The ravised Exhibit A shall specify the adjusted contract rent amount for each bedroom size as determined by the Contract Administrator In accordance with this section. The adjustment notice by the Contract Administrator to the Owner shall

specify when the adjustment of contract rent is effective.

- (c) Notice of rent adjustment by the Contract Administrator to the Owner shall automatically constitute an amendment of the Renewal Contract.
- (4) No other adjustments

Except for contract rent adjustments in accordance with this section, there shall not be any other adjustments of the contract rents during the term of the Renewal Contract. Special adjustments shall not be granted.

7 OWNER WARRANTIES

- a The Owner warrants that it has the legal right to execute the Renewal Contract and to lease dwelling units covered by the contract.
- b The Owner warrants that the rental units to be leased by the Owner under the Renewal Contract are in decent, safe and sanitary condition (as defined and determined in accordance with HUD regulations and procedures), and shall be maintained in such condition during the term of the Renewal Contract.

8 OWNER TERMINATION NOTICE

- Before termination of the Renewal Contract, the Owner shall provide written notice to the Contract Administrator and each assisted family in accordance with HUD requirements.
- b If the Owner fails to provide such notice in accordance with the law and HUD requirements, the Owner may not increase the tenant rent payment for any assisted family until such time as the Owner has provided such notice for the required period.

9 HUD REQUIREMENTS

The Renewal Contract shall be construed and administered in accordance with all statutory requirements, and with all HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract. However, any changes in HUD requirements that are inconsistent with the provisions of the Renewal Contract, including the provisions of section 6 (contract rent), shall not be applicable.

(HUD-9637)

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Basic Renewal Contract Multi-Year Term REV-11-05-2007

10 STATUTORY CHANGES DURING TERM

If any statutory change during the term of the Renewal Contract is inconsistent with section 6 of the Renewal Contract, and if HUD determines, and so notifies the Contract Administrator and the Owner, that the Contract Administrator is unable to carry out the provisions of section 6 because of such statutory change, then the Contract Administrator or the Owner may terminate the Renewal Contract upon notice to the other party.

11 PHA DEFAULT

- a This section 11 of the Renewal Contract applies if the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD. This includes a case where HUD has assigned the Renewal Contract to a PHA Contract Administrator, for the purpose of PHA administration of the Renewal Contract.
- If HUD determines that the PHA has committed a material and substantial breach of the PHA's obligation, as Contract Administrator, to make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract, and that the Owner is not in default of its obligations under the Renewal Contract, HUD shall take any action HUD determines necessary for the continuation of housing assistance payments to the Owner in accordance with the Renewal Contract.

12 EXCLUSION OF THIRD-PARTY RIGHTS

- a The Contract Administrator does not assume any responsibility for injury to, or any liability to, any person injured as a result of the Owner's action or failure to act in connaction with the Contract Administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the Owner.
- b The Owner is not the agent of the Contract Administrator or HUD, and the Renewal Contract does not create or affect any relationship between the Contract Administrator or HUD and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of the Renewal Contract.
- If the Contract Administrator is a PHA acting as Contract
 Administrator pursuant to an annual contributions contract ("ACC")
 between the PHA and HUD, the Contract Administrator is not the

Basic Renewal Contract Multi-Year Term REV-11-05-2007

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agent of HUD, and the Renewal Contract does not create any relationship between HUD and any suppliers, employees, contractors or subcontractors used by the Contract Administrator to carry out functions or responsibilities in connection with contract administration under the ACC.

13 WRITTEN NOTICES

- a Any notice by the Contract Administrator or the Owner to the other party pursuant to the Renewal Contract shall be given in writing.
- b A party shall give notice at the other party's address specified in section 1 of the Renewal Contract, or at such other address as the other party has designated by a contract notice. A party gives a notice to the other party by taking steps reasonably required to deliver the notice in ordinary course of business. A party receives notice when the notice is duly delivered at the party's designated address.

SIGNATURES	
Contract administrator (HUD or PHA) Name of Contract Administrator	
North Tampa Housing Development Corporation	
By: De Shert	
Signature of authorized representative	
Don Shea, Director and Contract Administrator	
Name and official title	
Date 10/1/10	
U.S. Department of Housing and Urban Developm	ent
By:	RECEIVED
Signature of authorized representative	JUN 092016
Authorized Agent	NTHDC Tampa
Name and official litle	
Date	
Owner	
Name of Owner St. Elizabeth Gardens, Inc.	RECL
	JUN 012016
By: Juana D. Wegin	NTHE COM
Signature of authorized representative	
JUNNA D. MESIA, V.P. HOUSING D.	evelopment + Operations
Name and title	
Date 05/07/00/6	
(HUD-9637)	Basic Renewal Contract

Basic Renewal Contract Multi-Year Term REV-11-05-2007

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EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS")

BY SIZE AND APPLICABLE CONTRACT RENTS

Section 8 Contract Number: <u>FL14L000021</u> FHA Project Number (if applicable): <u>066SH031</u> Effective Date of the Rent Increase (if applicable): <u>8/1/2016</u>

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
100	1 bedroom	\$840	\$0	\$840
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NOTE: This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with section 6b of the Renewal Contract.

(HUD-9637)

Basic Renewal Contract Multi-Year Term REV-11-05-2007

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EXHIBIT B

DISTRIBUTIONS LIMITATION

FOR PROJECT NOT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is not subject to any limitation on distributions of project funds, either pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, neither HUD nor the PHA may impose any additional limitation on distributions of project funds during the term of the Renewal Contract.

FOR PROJECT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is subject to any limitation on distributions of project funds pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, such limitation on distributions shall continue to be applicable during the term of the Renewal Contract, provided that the owner may take an increased distribution in accordance with the Section 8 Renewal Policy Guidance for Renewal of Project-Based Section 8 Contracts, (the "Guidebook").

However, owners of Section 8 properties must maintain the property in good condition, as demonstrated by a REAC score of 60 or higher, in order to take increased distributions.

The owner shall comply with the distribution limitations. The maximum distribution to the owner shall be equal to the total of:

- 1 The limited distribution permitted pursuant to the FHA Regulatory agreement or the Expiring Contract, plus
- 2 Any increased distribution as approved by HUD in accordance with the Guidebook.

Basic Renewal Contract Mulli-Year Term REV-12-27-2009

Attachment 2

PRESERVATION EXHIBIT

Subject to all applicable laws and regulations in effect upon expiration, the Renewal Contract shall automatically renew for a term of <u>18</u>¹ year(s) beginning on <u>6/1/2036</u>.² This requirement shall be binding on the Owner and the Contract Administrator, as identified in section 1 of the Renewal Contract, and on all their successors and assigns. By mutual agreement, the Owner and the CA have determined to terminate the Renewal Contract that runs from 6/1/2014 to 5/31/2034 and, instead, to enter into a 20-year contract, which will run from 6/1/2016 to 5/31/2038

.

The owner has also executed the Preservation Exhibit which states that upon expiration the 20-year Renewal Contract shall renew the contract for an additional term at least equal to the number of years remaining on the existing HAP contract that is being terminated subject to all applicable laws and regulations in effect at that time.

COMPOSITE EXHIBIT V



RFA 2015-111 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

Project Name: Haley Sofge Preservation Phase One

Applicant: Haley Sofge Preservation Phase One, LLC Developer: Haley Sofge Phase One Developer, LLC

Contact Person: Alberto Milo, Jr. Title: Vice President Phone: 305.460.9900 Email: amilo@relatedgroup.com

Copy 1

SUBMITTED TO:

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

315 S. Biscayne Blvd., Miami, Florida 33131

Attachmemt 7

U.S. Department of Housing and Urban Development



Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

November 6, 2015

Mr. Michael Liu Director Miami-Dade Public Housing and Community Development 701 NW 1st Court, 16th Floor Miami, FL 33136

Re: Haley Sofge Towers Public Housing Development

Dear Mr. Liu:

This letter is being issued in connection with the application to be submitted by Haley Sofge Preservation Phase One, LLC, on behalf of Miami-Dade County, in the Request for Applications 2015-111 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Haley Sofge Towers public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the development:

- i. The name of the development is Haley Sofge Towers
- ii. The address of the development is 750 NW 13 Avenue & 800 NW 13 Avenue, Miami, Florida
- iii. The Haley Sofge Towers development was built in 1973.
- iv. A total of <u>475</u> units currently receive Operating Subsidy under an Annual Contributions Contract (ACC).
- v. A total of <u>475</u> units will receive rental assistance in the form of operating subsidy from the United States Department of Housing and Urban Development ("HUD") pursuant to a Consolidated Annual Contributions Contract between the Housing Authority and the United States of America acting through the Secretary of HUD ("ACC"). Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD.
- vi. The HUD program currently associated with the existing development is the Federal Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- vii. The Haley Sofge Towers development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

The proposed Development Haley Sofge Preservation Phase One submitted by Haley Sofge Preservation Phase One, LLC will include 240 of the 475 unit Haley Sofge Towers public housing development. All 240 ACC units for the proposed Development are located at 800 NW

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

13 Avenue, Miami, Florida. All 240 units are currently receiving and will continue to receive operating subsidy under an ACC.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours,

Arlan,

Uche Öluku Director Office of Public Housing

2016-297C



RFA 2015-111 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

Project Name: Three Round Tower A

Applicant: Three Round Tower A, LLC Developer: Three Round Tower A Developer, LLC

> Contact Person: Alberto Milo, Jr. Title: Vice President Phone: 305.460.9900 Email: amilo@relatedgroup.com

> > Copy 3

SUBMITTED TO:

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

315 S. Biscayne Blvd., Miami, Florida 33131

Attachmemt 7

U.S. Department of Housing and Urban Development



Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

November 6, 2015

Mr. Michael Liu Director Miami-Dade Public Housing And Community Development 701 NW 1st Court, 16th Floor Miami, FL 33136

Re: Three Round Towers Public Housing Development

Dear Mr. Liu:

This letter is being issued in connection with the application to be submitted by Three Round Tower A, LLC, on behalf of Miami-Dade County, in the Request for Applications 2015-111 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Three Round Towers public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the development:

- i. The name of the development is Three Round Towers
- ii. The address of the development is 2870 NW 18 Avenue; 2920 NW 18 Avenue; 2940 NW 18 Avenue, Miami, Florida
- iii. The Three Round Towers development was built in 1974.
- iv. A total of <u>391</u> units currently receive Operating Subsidy under an Annual Contributions Contract (ACC)
- v. A total of <u>391</u> units will receive rental assistance in the form of operating subsidy from the United States Department of Housing and Urban Development ("HUD") pursuant to a Consolidated Annual Contributions Contract between the Housing Authority and the United States of America acting through the Secretary of HUD ("ACC"). Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD.
- vi. The HUD program currently associated with the existing development is the Federal Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- vii. The Three Round Towers development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

The proposed Development Three Round Tower A submitted by Three Round Tower A, LLC will include 128 of the 391 unit Three Round Towers public housing development. All 128 ACC units for the proposed Development are located at 2870 NW 18 Avenue, Miami, Florida.

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

All 128 units are currently receiving and will continue to receive operating subsidy under an ACC.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours,

Walter ??

Uche Oluku Director Office of Puhlic Housing

2016-299C



RFA 2015-111 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

Project Name: Smathers Preservation Phase One

Applicant: Smathers Preservation Phase One, LLC Developer: Smathers Phase One Developer, LLC

> Contact Person: Alberto Milo, Jr. Title: Vice President Phone: 305.460.9900 Email: amilo@relatedgroup.com

> > Copy 2

SUBMITTED TO:

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

315 S. Biscayne Blvd., Miami, Florida 33131

Attachmemt 7

U.S. Department of Housing and Urban Development



Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

November 6, 2015

Mr. Michael Liu Director Miami-Dade Public Housing And Community Development 701 NW 1st Court, 16th Floor Miami, FL 33136

Re: Smathers Plaza Public Housing Development

Dear Mr. Liu:

This letter is being issued in connection with the application to be submitted by Smathers Preservation Phase One, LLC, on behalf of Miami-Dade County, in the Request for Applications 2015-111 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Smathers Plaza public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the development:

- i. The name of the development is Smathers Plaza
- ii. The address of the development is 935 SW 30 Avenue and 2970 SW 9 Street, Miami, Florida
- iii. The Smathers Plaza development was built in 1967.
- iv. A total of <u>182</u> units currently receive Operating Subsidy under an Annual Contributions Contract (ACC)
- v. A total of <u>182</u> units will receive rental assistance in the form of operating subsidy from the United States Department of Housing and Urban Development ("HUD") pursuant to a Consolidated Annual Contributions Contract between the Housing Authority and the United States of America acting through the Secretary of HUD ("ACC"). Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD.
- vi. The HUD program currently associated with the existing development is the Federai Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- vii. The Smathers Plaza development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

The proposed Development Smathers Preservation Phase One submitted by Smathers Preservation Phase One, LLC will include 100 of the 182 unit Smathers Plaza public housing development. All 100 ACC units for the proposed Development are located at 935 SW 30

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

Avenue, Miami, Florida. All 100 units are currently receiving and will continue to receive operating subsidy under an ACC.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours,

Al der Uche Oluku

Director Office of Public Housing

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Copy (1) for FHFC

Attachmemt 7



May 5, 2015

USDA

Mt. Thomas F. Flynn SJRAR LTD 516 Lakeview Road, Villa 8 Clearwater, Florida 33756

RE: St. Johns River Apartments

Dear Mr. Flynn:

It is our understanding that SJRAR LTD intends to acquire the development known as St. Johns River Apartments and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

(i)	Development Name:		St. Johns River Apartments
(ïi)	Address of Development:		3421 St. Johns Avenue Palatka, FL 32077
(iii)	Year Built		1980/1981
(i v)	Number of units that cutrently receive PBRA:		45
(v)	Number of units that will receive PBRA:		46
(vi)	RD financing currently associated with development:		515 Funds
(vii)	Type of USDA RD rental assistance:	PBRA	- Form RD 3560-27

(viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.

(ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

(x) <u>Current Loan Balance</u>:

\$ 450,000

Rural Development • Florida / Virgin Islands 2441 NE 3rd Street, Suite 204-1, Ocala, FL 34470 Voice (352) 732-9796 • Fax (352) 732-9728

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_liking_cust.html, or at any USDA office, or call (865) 632-9992 to request the form. You may also write a lettercontaining all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.Intele@usda.gov.

Should SJRAR LTD secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely,

R. C. QUAINTON Area Director IV

Agreed and Accepted by:

Thomas F. Flynn Manager of General Partner, SJRAR LLC

5]8/15 Date

Woodcliff Apartments Clermont, Florida



Preservation RFA #2015-111 December 4, 2015

Developer/Contact: Flynn Development Corporation Thomas F. Flynn (727) 754-8422

Copy (3) for FHFC

Attachmemt 7



May 15, 2015

Mr. Thomas F. Flynn WCAR LTD 516 Lakeview Road, Villa 8 Clearwater, Florida 33756

RE: Preservation of Woodcliff Apartments

Dear Mr. Flynn:

.

It is our understanding that WCAR LTD, intends to acquire the development known as Woodcliff Apartments and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

(i)	Development Name:		Woodcliff Apartments	
(ii) .	Address of Development:		1000 Disston Avenue Clemnont, FL 34711	
(ііі)	Year Built:		1985	,
(iv)	Number of units that cuttently receive PBRA:		34	
(v)	Number of units that will continue to receive PBRA		34	
(vi)	RID financing currently associated with development	:	515 Funds	
(vii)	Type of USDA RD rental assistance:	PBRA	- Form RD 3560-27	

(viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.

(ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

(x) Loan Balance:

\$ 879,122

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the Information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. Should WCAR LTD. secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the <u>USDA/RD 515 Loan Portfolio</u>.

Sincerely,

П

R. C. QUAINTON, II Area Director IV

Agreed and Accepted by:

Thomas F. Flynn Manager of General Partner, WCAR LTD.

611 ٦X Date
2016-279C

Colonial Pines Tavares, Florida



Preservation RFA #2015-111

December 4th, 2015

Developer/Contact:

Flynn Development Corporation

Thomas F. Flynn

(727) 754-8422

Copy (3) for FHFC

Attachmemt 7

RECEIVED MAY 2 0 2015



May 15, 2015

Mr. Thomas F. Flynn CPAR LTD 516 Lakeview Road, Villa 8 Clearwater, Florida 33756

RE: Colonial Pines Apartments

Dear Mr. Flynn:

It is our understanding that CPAR LTD intends to acquire the development known as Colonial Pines Apartments and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

	(i)	Development Name:		Colonial Pines Apartments
,	(ii)	Address of Development:		895 Mansfield Road Tavares, FL 32778
,	(iii)	Year Built:		1983/84
((iv)	Number of units that currently receive PBRA:		30
((♥)	Number of units that will continue to receive PBRA	;	30
((vi)	RD financing currently associated with development	:	515 Funds
((vii)	Type of USDA RD tental assistance:	PBRA	- Form RD 3560-27

(viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.

(ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

(x) Loan Balance:

\$725,000

i

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA diffice, or call (866) 532-9992 to request the form. You may also write a letter containing all of the information requested in the form. Sand your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. Should CPAR LTD secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely,

pr.

R. C. QUAINTON, II Area Director IV

Agreed and Accepted by:

Thomas F. Flynn Manager of General Partner, CPAR LLC

6115 ____e Date

EXHIBIT W



gathering and maintaining the data needed, and completing and reviewing the collection of information.

As HUD is furnishing a significant amount of data directly to the program participants, the hurden in completing the Assessment Tool is reduced. Where HUD is not providing data, as noted earlier in this preamble, program participants are required to consider and in some cases utilize available local data and local knowledge. This refers to data already publicly available and reasonably easy to access. This does not refer to obscure data that may not be known or easily found, that requires an independent data or information collection effort such as a local survey, or that requires extensive analytical expertise or staff effort for instance in

manipulating data sets or developing a complex methodology for analyzing complex data that may be available. With the data that HUD provides for use with the Assessment Tool supplemented by available local data and local knowledge, HUD does not anticipate the need for any program participant to turn to outside consultants to collect data and conduct the assessment.

In addition, local knowledge may be supplemented with information received through the public participation process. In such cases, program participants retain the discretion tu consider data or information collected through this process as well as the manner in which it may be incorporated into the AFH,

REPORTING AND RECORDREEPING BURDEN

whether in the Analysis section of the Assessment or in Section III of the AFII with an option to include extensive or lengthy comments in appendices or attachments. In short, the receipt of extensive public comments may require staff effort to review and consider input but would not result in a mandate to incur substantial additional costs and staff hours to do so. To the contrary, the public participation process should be viewed as a tool to acquire additional information to reduce burden.

The Assessment Tool is available at http://www.huduser.org/portal/ affht pt.html.

Information on the estimated public reporting burden is provided in the following table:

CFR Section reference	Number of respondents	Number of responses per respondent	Frequency of response	Estimated av- erage time for requirement (in hours)	Estimated annual burden (in hours)
§5.154(d) (Assessment of Fair Housing)	*4,388	1	With oach Con Plan or PHA Plan.	200	877,600
Total Burden			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		877,600

*The number of respondents is based on the number of entities that will complete the version of the Assessment Tool that is the subject of this notice and is designed for use by entitlement jurisdictions other than States and joint submissions by entitlement jurisdictions and public housing agencies (PHAs) that are submitting a joint AFH. Entitlement jurisdictions that would use this template number 1,181. HUD is estimating that half of the PHAs, which number in total 4053, would opt for a joint submission but this estimate, 2026, may be high.

In accordance with 5 CFR 1320.8(d)(1), HUD is specifically soliciting comment from members of the public and affected program participants on the Assessment Tool on the following:

(1) Whether the proposed collection of information is necessary for the proper performance of the functions of the agoncy, including whether the information will have practical utility;

(2) The accuracy of the agency's estimate of the burden of the proposed collection of information;

(3) Ways to enhance the quality, utility, and clarity of the information to be collected; and

(4) Ways to minimize the burden of the collection of information on those who are to respond, including through the use of appropriate automated collection techniques or other forms of information technology, e.g., permitting electronic submission of responses.

HUD encourages not only program participants but interested persons tu submit comments regarding the information collection requirements in this proposal. Comments must be received by *November 25, 2014* to *www.regulations.gov* as provided under the ADDRESSES section of this notice. Comments must refer to the proposal by name and docket number (FR-5173-N-02).

Following consideration of public comments submitted in response to this notice, HUD will submit for further public comment, for a period of 30 days, a version of the Assessment Tuol that reflects consideration of the public comments received in response to this notice.

Dated: September 22, 2014.

Camille E. Acevedo,

Associate General Counsel for Legislation and Regulations.

[FR Doc. 2014-22956 Filed 9-25-14; 8:45 am] BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5417-N-02]

Administrative Guidelines; Subsidy Layering Reviews for Section 8 Project-Based Voucher Housing Assistance Payments Contracts and Mixed-Finance Development

AGENCY: Office of the Assistant Secretary for Public and Indian Housing, HUD.

ACTION: Notice.

SUMMARY: This document provides Administrative Guidelines (Guidelines) which qualified Housing Credit Agencies (HCAs) must follow in implementing subsidy layering reviews in accordance with the requirements of the Housing and Economic Recovery Act of 2008 (HERA), in those cases where the HCA elects to conduct the review. In certain instances, described in this notice, HUD will follow these Cuidelines in implementing subsidy layering reviews to satisfy the requirements of section 102(d) of the Department of Housing and Urban Development Reform Act of 1989 (HUD Reform Act). The requirements in this notice do not supersede the subsidy layering requirements of other Federal programs.

This notice sets forth the guidelines for conducting subsidy layering reviews for mixed-finance public housing projects and for newly constructed and rehabilitated structures combining other forms of government assistance with project-based voucher assistance under section 8 of the United States Housing Act of 1937 (1937 Act). FOR FURTHER INFORMATION CONTACT: Luci Ann Blackburn, Urban Revitalization Division, Office of Public and Indiau Housing, Department of Housing and Urban Development, 451 7th Street SW., Room 4134, Washington, DC 20410; telephone number 202–402–4190 (this is not a toll free number); or Miguel A. Fontanez Sanchez, Director, Housing Voucher Financial Management Division, telephone number 202–402–

4212 (this is not a toll free number). Individuals with speech or hearing impairments may access this number through TTY by calling the toll free Federal Relay Service at 800–877–8339.

SUPPLEMENTARY INFORMATION:

I. Background

A. Summary Chart

The remainder of this notice describes the current requirements regarding subsidy layering reviews for different development scenarios. The current legal requirements and HUD's policy, which are more fully described in this notice, are summarized for ease of reference in the following chart:

Type of project	SLR reviewer	Certification required under section 102(d) of the HUD Reform Act
PBV (without LIHTC), New Project PBV only (without LIHTC), Existing Project PBV with LIHTC	HUD SL Review not required HCA ¹ or HUD	Yes. No. If the HCA were to do the review, and the HCA's SL Review took into account proposed PBV assistance, certification would not be required. ² Otherwise, HUD must certify.
PBV with LIHTC and Mixed Finance Mixed Finance without LIHTC Mixed Finance with LIHTC Mixed Finance with LIHTC/No HCA or HCA declines to do review.	HCA ³ or HUD HUD HCA ⁴ or HUD HUD	Yes. Yes, by enlity performing review. Yes.

B. The Housing and Economic Recovery Act of 2008 (HERA)

HERA (Pub. L. 110-289, approved July 30, 2008) made numerous revisions to the Section 8 Project-Based Voucher program. On November 24, 2008, at 73 FR 71037, HUD published a Federal Register notice to provide information about HERA's applicability to HUD's public housing and Section 8 tenantbased and project-based voucher programs. That notice provided an overview of key provisions of HERA that affect HUD's public housing programs, and identified those provisions that are self-implementing, requiring no action on the part of HUD for participants to commence taking action to be in compliance, and those provisions that require implementing regulations or guidance on the part of HUD. That notice also stated that HUD would be issuing implementing guidance on section 8(o)(13)(M)(i) of the 1937Act (42 U.S.C. 1437f(o)(13)(M)(i)), as applicable to newly constructed or rehabilitated housing. (See 73 FR 71039.)

On July 9, 2010, at 75 FR 39561, HUD published a Federal Register notice stating the guidelines HCA's must use io conducting subsidy layering reviews for newly constructed and/or rehabilitated structures combining other forms of government assistance with projectbased voucher assistance. These notices state that the HERA provision relating to the elimination of subsidy layering reviews for existing housing is selfimplementing; the provision relating to State or local agencies performing subsidy layering reviews for projectbased voucher housing assistance payment (HAP) contracts for new construction and rehabilitated projects is not self-implementing. This notice restates and updates these prior notices, including specific gnidelines related to subsidy layering and low-income housing tax credit (LIHTC).

C. Rental Housing Policy Alignment

Through the work of the Rental Housing Policy Alignment team, an outgrowth of the Interagency Rental Policy Working Group formed in 2011, various workstreams are currently underway to streamline government oversight and align standards across federal agencies providing funding for affordable rental housing.5 One of these workstreams is the Subsidy Layering Review group, which seeks to provide a template for agencies within a State to share duties and information related to approval and review of federally-funded affordable housing. A pilot program aiding the signing of Memoranda of Understanding between various State and federal agencies providing affordable housing assistance was

conducted successfully across seven states in 2012,⁶ and HUD intends to publish a guidebook that will allow all agencies that wish to enter into such an agreement to do so. This notice provides guidance and updates on how and in what situations such agreements can be utilized to reduce the burden of subsidy layering review on government agencies.

D. Section 102 of the HUD Reform Act and Other Authorities

HUD's regulations in 24 CFR part 4 implement section 102(d) of the HUD Reform Act (42 U.S.C. 3545(d)) and contain a number of provisions designed to ensure greater accountability and integrity in the way in which HUD makes assistance available under certain of its programs. Section 4.13 of 24 CFR (Limitation of assistance subject to section 102(d)) requires HUD to certify, in accordance with section 102(d) of the HUD Reform Act, that assistance made available by HUD for a specific housing project will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources. In order to make that certification, a subsidy layering review must be performed. In addition, The Housing and Community Development Act of 1992 (Pub. L. 102-550, approved October 28, 1992), as amended by the Multifamily Housing

¹ It should be noted that, st the time of publication of this Notico, HUD is doing the subsidy layering roviews in all types of cases, including in mixed-finance projects with LIHTC.

² Even though not required by HERA, HUD in practice requires certifications in these cases. ³ See footnote 1.

^{*}See fooinote 2

⁸ Sen http://www.whitehouse.gov/blag/2011/02/ 01/urban-update-aligning-federal-rantal-housingpolicy.

^e See http://www.huduser.org/portal/pdredge/ pdr_edge_fentd_article_012612.html.

Property Disposition Reform Act of 1994 (Pub. L. 103-233, approved April 4, 1994) added a "Subsidy Layering Review" provision at 42 U.S.C. 3545 note, which states that the subsidy layering requirement for projects receiving assistance under a HUD program and receiving tax credits may be satisfied "by a certification by a housing credit agency to the Secretary, submitted in accordance with guidelines established by the Secretary, that the combination of assistance within the jurisdiction of the Secretary and other government assistance provided in connection with a property for which assistance is to be provided within the jurisdiction of the Department of Housing and Urban Development and under section 42 of the Internal Revenue Code of 1986 shall not be any greater than is necessary to provide affordable housing." This statutory note also sets requirements for equity capital and project costs. Finally, as noted, in 2008, HERA altered some of these subsidy layering requirements.

Project Based Assistance But No LIHTC

Section 2835 of HERA adds subparagraph (M) to section 8(0)(13) of the U.S. Housing Act of 1937, 42 U.S.C. 1437(o)(13), which provides that a subsidy layering review shall not be required for project-based assistance (1) for an existing structure, or (2) if a subsidy layoring review has been conducted by the applicable State or local agency. However, this section does not speak to the case where HUD conducts the review, hence that situation is governed by other applicable law, specifically, section 102(d) of the HUD Reform Act, 42 U.S.C. 3545(d), which requires that the Secretary certify that assistance within the jurisdiction of the Department (except that Title II mortgage insurance for this purpose is not considered such assistance) to any housing project shall not be more than is necessary to provide affordable housing after taking account of assistance described in subsection (b)(1) of this section. Assistance under (b)(1) includes "any related assistance from the federal government, a State, or a unit of general local government, or any agency or instrumentality thereof."

• HUD Assistance Plus LIHTC

As noted, 42 U.S.C. 3545 note provides that an HCA certification submitted in accordance with HUD guidelines will suffice in lieu of a HUD review when HUD assistance aod LIHTC are used in a project. Where there is no current delegation of subsidy layering review authority to an HCA, on a case-by-case basis, and within its sole discretion, HUD may delegate the subsidy layering review activity to a local HCA subject to HUD's review under 42 U.S.C. 3545 note and these guidelines. In such cases, HUD may request the HCA to make changes to the subsidy layering review or HUD may revise the HCA's subsidy layering review as needed. *Id.*

 Mixed-Finance and Public Housing Without LIHTC

It is also possible for mixed-finance arrangements to occur with other forms of federal assistance, but without LIHTC. In regard to such mixed-finance and public housing, the applicable law is again section 102(d) of the HUD Reform Act, and HUD is responsible for performing subsidy layering reviews.

II. Certification

A. HUD's Certification Requirements Pursuant to 102(d) of the HUD Reform Act

HUD's regulation at 24 CFR 4.13 states that before HUD makes any assistance subject to section 102(d), with respect to a housing project for which other government assistance is, or is expected, to be made available, HUD will determine, and execute a certification, that the amount of the assistance is not more than is necessary to make the assisted activity feasible alter taking account of the other government assistance. This review certifies that there are no duplicative government subsidies when combining HUD housing assistance and forms of other federal, State, or local government assistance. Where an HCA has performed a subsidy layering review for a project that has been allocated LIHTCs and the subsidy layering review took into consideration the proposed projectbased voucher assistance, section 2835(a)(1)(F) of HERA climinates the need for the HUD Reform Act's section 102(d) certification requirement. However, HUD's obligation to certify in accordance with 102(d) of the HUD Reform Act and implementing regulations at 24 CFR 4.13 still exists where a review has not been substituted in accordance with the Goidelines contained in this notice.

1. HCA Participation Where LIHTC Administered by the HCA Is involved

An HCA is ordinarily designated for the porpose of allocating and administering the LIHTC program under section 42 of the Internal Revenue Cudo (IRC), and so may do the subsidy layering review pursuant to authorization under this notice where there is LIHTC. In those transactions where there are other forms of government assistance involved, as in proposed project-besed voucher projects, which do not include LIHTC, and the HCA has no involvement in respect to the assistance, HUD will generally conduct subsidy layering reviews and make the required HUD Reform Act's section 102(d) certification in accordance with 24 CFR 4.13 for such projects as it is currently doing. HUD will also continue to conduct the review where there is no HCA available, or the applicable HCA has declined to perform the subsidy layering review.

2. HCA Participation Where Other Assistance Administered by the HCA May Be Involved

Currently, transactions involving LIHTC are the only case where the HCA has substantial involvement and, absent a waiver requested by the locality and granted by HUD for good cause, are generally the only case where the HCA performs the subsidy layering review. However, in the future, Congress may appropriate forms of assistance where there is involvement by a local HCA. In those cases. HUD may, by notice published in the Federal Register, on such terms and conditions as HUD may provide, and where not contrary to statutory authority, delegate performance of the subsidy layering review to the local HCA.

B. HCA Certification Under HERA

Under section 8 of the 1937 Act, specifically at 42 U.S.C. 1437f(o)(13)(M), the HUD Reform Act section 102(d) certification is not required with respect to project-based assistance, or if a subsidy layering review has been conducted by the applicable HCA. These Guidelines require that HCAs make an initial certification to HUD when the agency notifies HUD of its intoot to participate. The HCA certification provides that the HCA will, among other things, properly apply the Guidelines which HUD establishes. In addition, after a subsidy layering review has been performed by the applicable HCA, the HCA must certify that the total assistance provided to the project is not more than is necessary to provide affordable housing (Appendix B of this notice).

III. Intent To Participate

Aπ HGA must notify HUD of its intent to participate in the preparation of subsidy layoring reviews for prujects combining other forms of government assistance with project-based voucher assistance before performing subsidy layering reviews pursuant to this notice. Questions or requests for clarification relating to subsidy layering reviews for units under the project-based voucher program and the implementation of these Guidelines should be addressed to HUD Headquarters, Section 8 Financial Management Division, and should be answered prior to an HCA's notification to HUD of its intent to participate.

A. Letter to HUD

An interested HCA shall notify HUD of its intent to perform subsidy layering reviews for newly constructed and rehabilitated projects that will reneive project-hased voucher assistance by sending a brief letter (Appendix A of this notice), exocuted by an authorized official of the HCA informing HUD that it: (1) Has reviewed these Gnidelines; (2) understands its responsibilities under these Guidelines; and (3) certifies that it will perform the subsidy layering review as it relates to project-based voucher assistance in accordance with all statutory, regulatory and Gnideline requircments. Such letters should be forwarded via email to the Section 8 Financial Management Division at HUD Headquarters at the following address: pih.financial.managemeat.division@ hud.gov.

B. HUD Acknowledgement

Once HUD has been notified of an HCA's intention to participate, HUD will acknowledge that participation by a written letter to the HCA, and post the agency's name on the Office of Public and Indian Housing's Web site as a participating agency. Once an HCA's intent to participate is acknowledged hy HUD through a response letter, that agency may perform subsidy layering reviews, and certify such reviews have been performed, on behalf of proposed project-based voucher HAP contracts for newly constructed or rehabilitated units in accordance with the HCA's existing requirements, provided such requirements are in substantial compliance with these Guidelines.

C. Revocation of Participution

If HUD determines that an HCA has failed to substantially comply with these Guidelioes, or statutory or regulatory requirements, HUD may discontinue the HCA's permission to perform subsidy layering reviews on behalf of proposed project-based voucher HAP contracts. HUD will inform the HCA in writing of such a determination.

D. HUD Participatioa

HUD will follow these Guidelines in conducting the required subsidy layering reviews, and issue a HUD Reform Act section 102(d) certification pursuant to such review for projects in cases where: (1) The HCA's authurity has been revoked by HUD; (2) an HCA opts to not accept the responsibilities pursuant to section 2835(a)(1)(F) of HERA; (3) project-based voucher assistance is combined with other government assistance that does not include LIHTCs, and the HCA does not have the authority to conduct such review; or (4) the project is mixed finance.

E. Applicability

These guidelines apply to any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage that is provided under a program administered by HUD for use in, or in connection with, a specific housing project. Assistance provided under section 8(o)(13) of the 1937 Act (42 U.S.C. 1437f) (projectbased vouchers) for new construction or rehabilitated projects is assistance to which section 102(d) of the HUD Reform Act applies for subsidy layering review purposes.

IV. Definitions

Cotegory 1 subsidy layering review— Subsidy layering review for proposed project-based voucher HAP contracts where the HCA conducts the review, with consideration of project-based voucher assistance.

Category 2 subsidy layering review— Subsidy layering review for proposed projoct-based voucher HAP contracts where the HCA conducts the review, but without consideration of project-based voucher assistance.

Housing Credit Agency (HCA)—For purposes of performing subsidy layering reviews for proposed project-based voucher projects, a housing credit ngency includes a State housing finance agency, a participating jurisdiction under HUD's HOME Investment Partnerships program (see 24 CFR part 92), or other State housing agencies that meet the definition of "housing credit agency" as defined by section 42 of the Internal Revenue Code of 1986. Any agency for which HUD has previously acknowledged its participation and posted the agency's name on the Office of Public and Indian Housing's Web site as a participating agency prior to the effective date of this notice is also considered to be an HCA for purposes of performing subsidy layering reviews, except where HUD has revoked the HCA's authority to perform subsidy layering reviews.

Mixed-finance development—Mixedfinance development refers to the development (through new construction or acquisition, with or without rehabilitation) or modernization of public housing pursuant to 24 CFR 905.604, where the public housing units are owned in whole or in part by an entity other than a PHA. There are various potential scenarios for the ownership structure of a mixod-finance project, such as: Public housing units may be owned entirely by a private entity; a PHA may co-own with a private entity; or a PHA affiliate or instrumentality may own or co-own the units.

Other government assistance is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or iodirect assistance from the federal government, a State, or a unit of general local government, or any agency or instrumentality thereof.

Substantial compliance —For purposes of making the HERA certification, an HCA may perform subsidy layering reviews for proposed project-based voucher HAP contracts for newly constructed and rehabilitated units in accordance with the HCA's existing requirements, provided such requirements are in substantial compliance with these Guidelines. To be in substantial compliance, the HCA's guidelines shall be at least as stringent as these Guidelines, and require equivalent disclosures from the ownership entity.

V. Public Housing Agencies (PHA) Responsibilities

A. When Subsidy Layering Reviews Are Required

When a new construction or rchabilitation project has been selected by a PHA pursuant to program regulations at 24 CFR part 983 and the project combines other forms of governmental assistance, the PHAs mnst request a subsidy layering review. As part of the selection process, the PHA must require information regarding all HUD and/or other federal, State, or local governmental assistance to be disclosed by the project owner. Form HUD-28807 (Appendix C of this notice) may be used for this purpose, but is not required. The PHA must also instruct the owner to complete and submit a disclosure statement even if no other governmental assistance has been received or is anticipated. The statement must be submitted with the owner's application for project-based vouchers. The PHA must also inform the owner that if any information changes on the disclosure,

⁷ See http://portal.hud.gov/hudportal/documents/ huddoc?id=2880.pdf.

either by the addition or deletion of other governmental assistance, the project owner must submit a revised disclosure statement. If before or during the HAP contract, the owner receives additional HUD or other governmental assistance for the project that results in an increase in project financing in an amount that is equal to or greater than 10 percent of the original development budget, the owner must report such changes to the PHA and the PHA must notify the HCA, or HUD (if there is no participating HCA in their jurisdiction), that a further subsidy layering review is required.

B. Requesting Performance of Subsidy Layering Reviews

The PHA must request a subsidy layering review through the participating HCA. A list of participating HCAs will be posted on HUD's Office of Public Housing's Web site and updated periodically. If an HCA is not designated in the PHA's jurisdiction, the PHA should contact its local HUD field office. The PHA will be infurmed if there is in fact an HCA in their jurisdiction that will conduct the review or if the PHA must submit the required documentation to its local HUD field office. The local field office will request HUD Headquarters to conduct the subsidy layering review.

C. Providing Documents Required for Review

The PHA is responsible for collecting all required documentation from the owner. The documentation required is contained within Appendix D of this notice. The PHA is also responsible for providing the HCA with all documents required for the subsidy layering review. The documents must be forwarded to the HCA with a cover letter. If the initial submission to the HCA is incomplete, the HCA is in need of further documentation, or if new information becomes available, the PHA must provide the documentation to the HCA during the review process.

The PHA should contact the HCA to determine whether any documents the PHA is required to provide are already in the possession of the FICA. If the most recent copies of documents the PHA has collected from the owner are already in the HCA's possession, the PHA must state in its cover letter to the HCA which docnments are not included because the HCA has informed it that the documents are already in the HCA's possession. The PHA must still maintain a complete set of the required documents with the project file for quick reference by either HUD or the PHA.

D. Subsidy Layering Review Timing and Outcome

In accordance with program regulations at 24 CFR 983.55, a PHA may not provide project-based voucher assistance until after the required subsidy layering review has been performed in accordance with these Guidelines. Therefore, before entering into an Agreement to Enter into Housing Assistance Payments Contract (AHAP), the PHA must await the outcome of the subsidy layering review. All other pre-AHAP requirements must also be satisfied before AHAP execution (e.g., environmental review). If the HCA with jurisdiction over the project has conducted the subsidy layering review, the HCA must certify to HUD that the project-based voucher assistance is in accordance with HUD subsidy layering requirements. The HCA must provide a copy of the certification to the PHA to signify to the agency that the subsidy layering review has been completed and a determination has been made that the project-based voucher assistance does not result in excessive government assistance. The PHA may proceed to execute an AHAP at that time.

If the subsidy layering review results in excessive public assistance, the HCA will notify HUD, in writing, with a copy to the PHA, of the outcome. The notification will include either a recommendation to reduce the LIHTC allocation, proposed amount of projectbased voucher assistance, or other assistance, or a recommendation to permanently withhold entering into an AHAP for the proposed project. HUD will consult with the HCA and the PHA prior to issuing its final determination either adopting the HCA's recommendation or revising the recommendation. Once the PHA receives HUD's final decision, the PHA must notify the owner in writing of the outcome.

If HUD conducts the review, HUD is responsible for making the required HRA section 102(d) certification pursuant to 24 CFR 4.13. If it is determined that the project-based voucher assistance does not result in excessive government subsidy, HUD will notify the PHA in writing. If it is determined that combining housing assistance payment subsidy under the project-based vnucher program with other governmental assistance results in excessive public assistance, HUD will require that the PHA reduce the level of project-based voucher subsidy ur inform the owner that the provision of projectbased voucher assistance shall not be provided.

VI. Subsidy Layering Review Categories--Overview

A. Category 1—Proposed Project-Based Voucher HAP Contracts Where the HCA Conducts the Subsidy Layering Review and Considers Project-Based Voucher Assistance

Section 8(0)(13)(M)(i) of the 1937 Act (42 U.S.C. 1437f(o)(13)(M)(i)), as added by section 2835(a)(1)(F) of HERA, provides that a subsidy layering review in accordance with section 102(d) of the HUD Reform Act is not required if a subsidy layering review has been conducted by a qualified HCA (of course, HUD retains the option to conduct the review itself). Section 42(m)(2) of the IRC (26 U.S.C. 42(m)(2)) mandates that HCAs ensure that the amount of housing tax credit swarded to a project is the minimum amount necessary for the project to be placed-inservice as affordable rental housing. As part of its section 42(m)(2) review, the HCA considers all federal, State, and local subsidies which apply to the project. In making the determination that the LIHTC dollar amount allocated to a project does not exceed the amount the HCA determines is necessary for the financial feasibility of the project, the HCA must evaluate and consider the sources and uses of funds and the total financing planned for the project, the proceeds expected to be generated by reason of the LIHTC, the percentage of the LIHTC dollar amount used for project costs, and the reasonableness of the developmental and operational costs of the pruject. The subsidy layering review Guidelines under this notice are similar to those required under the IRC section 42(m)(2) review.

The amendment made to the requirements of HUD Reform Act section 102(d) pursuant lo section 2835(a)(1)(F) of HERA (for purposes of prnject-based voucher assistance), codified at 42 U.S.C. 1437f(o)(13)(M)(i), alleviates the duplication of subsidy layaring reviews (that consider the same factors for the same reasons) by both HUD and HCAs. The only other review cloment that an HCA must consider with the addition of project-based voucher assistance to a proposed project, is the effect the operational support provided by the project-based vouchers will have on the HCA's analysis in regards to the level of subsidy required to make the project feasible without over-compensation. HCAs must therefore analyze the operating pro-forma that reflects the inclusion of the project-based voucher assistance as part of the subsidy layering review process. The operational support analysis will consider the debt coverage

ratio (DCR) and the amount of cash-flow generated by an individual project to determine if excess funding exists within the total development budget.

In light of the above, when a proposal for project-based voucher assistance is contemporaneous with the application for, or award of, LIHTCs, the subsidy layering review required by these Guidelines may be fulfilled by the IRC section 42(m)(2) review if such review substantially complies with the subsidy layering review requirements under this notice. The Department expects that in most cases it will. If the IRC section 42(m)(2) review substantially complies with the requirements of a subsidy layering review under this notice, the HCA may make the required certification (Appendix B of this notice) to HUD without conducting an additional subsidy layering review pursuant to these Guidelines. If the HCA cannot make the required certification because the operation pro-forma was not reviewed as part of its IRC section 42(m)(2) review in the manner required by these Guidelines, the HCA must perform the limited review as described in section VIII.B of this notice and, if necessary, reduce the subsidy sonrce within its control (i.e., the total tax credit allocation amount) or promptly notify HUD of a recommendation to reduce the project-based voucher units or subsidy.

Where HUD conducts the review, for the reasons previously stated, in addition to evaluating the operational budget, HUD must analyze whother certain development costs (specifically general condition, over-head, profits, and developer's fee) are or were excessive. If it is determined that such costs are excessive, HUD will reduce the amount of project-based voucher assistance to a level that will sustain the project's viability without overcompensation. HUD will notify the PHA before any action to roduce the project-based voucher units due to issues of overcompensation.

B. Category 2—Proposed Project-Based Voucher HAP Controcts Where the HCA Conducts the Subsidy Layering Review Without Consideration of Project-Based Voucher Assistance

Where a subsidy layering review has been conducted by an HCA on a proposed project-based voucher project for purposes of allocating LIHTCs which may have also included other furms of government assistance, but such review did not consider project-based voucher assistance (e.g., project-based vouchers were obtained subsequent to the LIHTC allocation), the HCA may conduct a limited review with an emphasis on the operational aspects of the project in accordance with Section VIII.B of this notice.

Although project-based voucher projects are exempted from a full subsidy layering review, the HCA must still be able to certify when combining HUD and other governmental assistance, including project-based voucher assistance, that the project is not receiving excessive compensation. The HCA will be able to make this certification if the review performed as required by section 42(m)(2) uf the IRC substantially complied with these Guidelines. In addition to ensuring there is no excessive subsidy, the review must also consider whether there are any duplicative forms of assistance (i.e., rental assistance from some other state, federal or lucal source). If it is found that there is duplicative rental assistance for the same unit, the unit does not qualify for project-based voucher assistance, and the HCA must apprise the PHA of such finding. For purposes of this analysis, LIHTC units are not considered duplicative rental assistance.

C. Category 3—Mixed-Finance Public Housing Projects

Under HUD's mixed-finance regulations, subsidy layering review must be conducted by HUD or its designee (e.g., the HCA) pursuant to section 102(d) of the HUD Reform Act (42 U.S.C. 3545(d)). HUD is responsible for subsidy layering reviews for mixedfinance and public housing development projects. On a case-by-case basis, and within its sole discretion, HUD may delegate the subsidy layering review activity to a local HCA subject to HUD's review. In such cases, HUD may request the HCA to make changes to the subsidy layering review or HUD may revise the HCA's subsidy layering review as needed.

VII. Subsidy Layering Review Guidelines—Procedural Description

Subsidy layering reviews are required prior to the execution of an AHAP fur new construction and projects that will undergo rehabilitation, if the project combines project-based vouchnr assistance with other governmental assistance. When an HCA has conducted a subsidy layering review in connection with the allocation of LIHTC, the standards used by the HCA must substantially comply with these Guidelines. When HUD is conducting the subsidy layering review it will follow these Guidelines and use the Subsidy Layering Analysis form (Appendix E of this notice).

A. Maximum Allowable Amounts

Maximum Allowable Amounts are those that cannot be exceeded under any circumstances. If values provided by the project owner exceed the maximum allowable amounts, reductions must be made in either the proposed amount of project-based voucher assistance, or the LIHTC equity to bring the values below the maximum allowable amounts before the HCA uan make its certification to HUD, and, where HUD is performing the review, before the HRA section 102(d) certification can be made. In the case of LIHTC syndication proceeds, if the values provided by the project owner are lower than the minimum LIHTC price, the PHA shall not enter into an AHAP with the owner unless the LIHTC allocation is reduced to bring the value of the tax credits at or above the minimum LIHTC price.

B. Safe Harbor Standards

Safe harbor standards are generally applicable development standards. Although the safe harbor standards can be exceeded under certain circumstances, projects for which the owner's documented development costs and fees are within the safe harbor standards can move forward without further justification. If any of the owner's costs and/or fees exceed the safe harbor limits, but are within the maximum allowable amount, additional justification and ducumentation are required.

Between the safe harbor standard and the maximum allowable amounts for each of the factors considered in the review is a range in which values may be acceptable if they are justified based on project size, characteristics, location, and risk factors. Additional documentation must be requested from the project owner that demonstrates the geed for values that exceed the safe harbor standards. If the review is being conducted by an HCA, instead of HUD, project costs exceeding the safe harbor standards must be consistent with the HCA's published qualified allocation plan. Under no circumstances may costs exceed the total maximum allowable amounts.

For all projects falling within Category 1, the reviewer (either an HCA, or HUD) must evaluate development costs to determine whether predevelopment cost associated with the construction of the project is within a reasonable range, taking into account project size, characteristics, locations and risk factors; and whether over-head, builder's profit and develuper's fee are also within a reasonable range, taking into account project size, characteristics, locations and risk factors.

VIII. Subsidy Layering Reviews---Guidelines and Requirements

A. Category 1 Subsidy Layering Reviews

For Category 1 projects, HCAs will review all proposed sources and uses of funds. HCAs will also consider all loans, grants, or other funds provided by parties other than HUD and will assess the reasonableness of any escrow or reserve (i.e., maintenance, operational, and replacement reserves) proposed for the project, taking into account project size, project characteristics, project location and project risk factors, as determined by the HCA, even if such reserves do not affect the amount of subsidy allowed nnder applicable program rules.

1. Safe Harbor Percentage Allowances

HCAs will use the following safe harbor standards which HUD has established for subsidy layering analysis purposes for project-based voucher HAP contracts: The percentage allowances may be negotiated between the safe harbor and maximum allowable amounts with the project sponsor and the individual HCAs to reflect their assessment of the market and to respect their qualified allocation plan. Any approved fees that exceed safe herbor amounts must be justified by special circumstances, such as market conditions or other circumstances that HUD may determine.

a. Standard (1)

General Condition: safe harbor—six percent (6%) of construction contract amount.

b. Standard (2)

Overhead: safe harbor---two percent (2%) of construction contract amount.

c. Standard (3)

Builder's Profit: safe harbor—six percent (6%) of construction contract amount.

The total allowed or allowable Safe Harbor percentages for General Conditions, Overhead, and Builder's Profit are based on hard construction costs and the maximum combined costs shall oot be more thao fourteen percent (14%) of the hard construction cost.

d. Standard (4)

Developer's fee: safe harbor—twolve percent (12%) of the total development cost (profit and overhead).

The maximum allowable developer's fee is fifteen percent (15%) of the project costs (profit and overhead).

2. When Development Costs Exceed the Safe Harbor Standard

If the costs for builder's profit, or developer's fee, exceed the safe harbor values without satisfactory documentation for the need for higher costs, either the HCA or HUD will take the actions outlined below:

a. HCA Performing Review

In cases where an HCA is performing the review, the HCA must reduce the subsidy source within its control, i.e., the total tax credit allocation amount, whenever necessary to balance the project's sources and uses.

b. HUD Performing Review

Where HUD is performing the review and it is determined that, after evaluating allowable sources and uses, the combination of assistance will result in excessive subsidy, HUD will reduce the proposed amount of project-based voucher assistance.

3. When Development Costs Are Within Safe Harbor

If all safe harbor standards are met, the HCA must examine the effect project-based voucher assistance will have on the operation's pro-forma before making its LIHTC allocation. If the safe harbor and operational standards (discussed below) are met, the HCA must submit its certification to HUD with a copy to the applicable PHA along with its sources and uses statement. If HUD is conducting the review, HUD will make the determination and notify the PHA that an AHAP may be signed.

4. Operations Standards

a. Debt Coverage Ratio

In addition to the analysis of the development budget as part of the subsidy layering review process, the HCA must also evaluate the project's 15-year operating pro-forma and apply the standards discussed below end contained within the Operations section of Appendix E of this notice. Projectbased voucher assistance and the amount of cash flow the project-based voucher rent amounts will gecerate for a given project must be carefully analyzed. The HCA must analyze the project's projected DCR over a 15-year period (the maximum initial term of the project-based voucher HAP contract). The DCR is determined to ensure that the net-income for the project is sufficient to cover all repayable debt (i.e., non-forgivable loaos) over the life of the debt. In order to determine realistic costs over a 15-year period, the HCA must use appropriate trending assumptions for their market area.

Generally, operating expenses should be trended at 1 percent to 3 percent per year and rent increases should be trended at 1 percent to 3 percent per year for the first 5 years and 3 percent for each year thereafter. The minimum DCR is 1.10 and the maximum DCR may be up to 1.45 provided cash flow for the project does not exceed the limit established in accordance with section VIII.A.4.b of this notice. HUD may adjust these amounts by notice as new data becomes available.

If it is projected that the DCR will not fall below the minimum DCR, the project should have sufficient cash flow to pay all project operating expenses and amortized debt on the project, and have an acceptable percentage of the required debt service available for other uses. In additinn, the established DCRs should ultimately provide sufficient cash-flow to subsidize very low-income and extremely low-income families through the project-based voucher program that the LIHTC program is unable to reach. If the DCR exceeds the maximum stated above, there may be government assistance in the project which is more than necessary tu make the project feasible.

Since variances in such things as vacancy rate, operating cost increases, and ront increases all affect the net operating income of a project, the HCA must perform further trending analysis to determine whether the number of proposed project-based vouchers should be reduced or whether the proposed rent amounts should be reduced. For example, if over the 15-year period the DCR begins to decrease and at some point it falls below the minimum of 1.10, all trending assumptions and costs should be re-visited before recommending a reduction in the project-based voucher subsidy. After further analysis, if the DCR is still at a level above the maximum allowable level, the HCA may other reduce the LIHTC allocation amount (for Category 1 projects) or recommend to HUD the appropriate project-based voucher subsidy amount including supporting documentation. HUD will require that the PHA reduce the level of projectbased voucher subsidy. When HUD is performing the review, HUD will, if necessary, reduce the voucher units or monthly project-based voucher rents proposed by the PHA.

b. Cash-Flow

In addition to determining an acceptable DCR, actual cash flow to the project must also be analyzed. Cashfluw is determined after ensuring all debt can be satisfied and is defined as total income to the project minus total expenses. If the cash fluw (minus any acceptable reserve amounts) exceeds 10 percent of total expenses, the cash generated from the project-based voucher assistance may be greater than is necessary to provide affordable housing. HUD may adjust this 10 percent standard by notice if new data becomes available.

If the cash-flow is greater than 10 percent of the total operating expenses, the HCA must require the owner to revisit the operating pro-forma to bring cash flow to a level that does not exceed 10 percent of the total operating expenses. If the owner declines, the HCA shall recommend to HUD a reduction in the project-based voucher rents or the number of project-based voucher units. Any recommendation shall include documentation to support the HCA's recommendation. When HUD performs the review, and cash flow is greater than 10 percent of the total operating expenses, HUD will notify the PHA of its determination and instruct the PHA to require the owner to re-visit the operating pro-forma to bring the cash flow to a level that does not exceed 10 percent of the total operating expenses. If the owner declines, HUD will ootify the PHA of the maximum number of project-based voucher units that may be approved and the maximum project-based voucher rent amounts that may be approved.

B. Category 2 Subsidy Layering Reviews

Category 2 projects shall only be required to undergo a limited review. The limited review shall consist of a review of the 15-year operations proforma and a review to ensure there is no doplicative assistance (as stated above in section VI.B of this notice). The Operations Standards outlined in section VIII.A.4. of this notice shall be used for Calegory 2 subsidy layering reviews. Where it is determined that the inclusion of project-based voucher assistance will result in governmental assistance that is more than necessary to provide affordable housing, the HCA will make a recommendation, including supporting documentation, to HUD as to the appropriate project-based vouchnr subsidy amount. If HUD is performing the review, HUD will, if necessary, reduce the voucher units or monthly project-based voucher rents proposed by the PHA.

C. Category 3 Subsidy Layering Reviews

Section 35 of the 1937 Act (42 U.S.C. 1437z-7) allows HUD to provide Capital or Operating Funds, or both, to a mixedfinance public housing project. According to the statute, the units assisted with Capital or Operating Funds shall be developed, operated, and maintained in accordance with the requirements of the 1937 Act. The statute permits such projects to have other sources of funding, including private funding and LIHTC funding under the Internal Revenue Code (26 U.S.C. 42).

Regulations related to mixed-finance development are found at 24 CFR 905.604. Pursuant to 24 CFR 905.606 PHAs must submit a development proposal as well as other specific materials and documentation for HUD approval as a precondition to HUD's release of public housing funds for a project's construction. Under 24 CFR 905.610(b), after the PHA submits the evidentiary materials and other documentation required by HUD shall carry out a subsidy layering analysis pursuant to section 102(d) of the HUD Reform Act "to determine whether the amonnt of assistance being provided for the development is more than necessary to make the assisted activity feasible after taking into account other governmental assistance." The subsidy layering review is currently conducted as a part of HUD's review of a development proposal and evidentiary materials and is not designated by HUD to HCAs.

Contents of Subsidy Layering Analysis for Mixed-Finance Projects

The HUD subsidy layering analysis for mixed-finance projects will include the following review:

a. Cost Control and Safe Harbor Standards for Rental Mixed-Finance Development; Risk Foctors. HUD will review all mixed-finance projects for compliance with HUD's Cost Control and Safe Harbor Standards (revised April 9, 2003), found at: http://portal. hud.gov/hudportal/documents/huddoc ?id=DOC_9880.pdf. These standards also contain risk factors for developers with fees above the safe harbor standards.

If a project is at or below a safe harbor standard, no further review will be required by HUD. If a project is above a safe harbor standard, additional review by HUD will be necessary. In order to approve terms above the safe harbor, the housing authority must demonstrate to HUD in writing that the negotiated terms are appropriate for the level of risk involved in the project, the scope of work, any specific circumstances of the development, and the local or national market for the services providud, as described in the Cost Control and Safe Harbor Standards

b. Total Development Cost. HUD will review the total development cost of each mixed-finance development to ensure that public housing funds are not spent in excess of the Total Development Cost (TDC) and Housing Construction Cost (HCC) limits pursuant to § 941.306. PHH Notice 2011-38 or successor notice contains the current TDC and HCC limits for specific jurisdictions, and can be found at: http://portal.hud.gov/hudportal/HUD ?src=/program_offices/public_indian_ housing/publications/notices/2011.

An automated TDC worksheet can be found at the following Web site on mixed-finance development: http:// portal.hud.gov/hudportal/HUD?src=/ program_offices/public_indian_ housing/programs/ph/hope6/mfph. c. Pro Rata Test. To ensure that the

amount of public housing funds committed to a project is proportionate to the number of public housing units contained in the project, HUD will conduct a "Pro Rata Test". To meet this test, the proportion of public housing funds compared to total project funds committed to a project must not exceed the proportion of public housing units compared to the total number of units contained in the project. For example, if there are a total of 120 units in the project and 50 are public housing units, the public housing units are 42 percent of the total number of units in the project. Therefore the amount of public housing funds committed to the project cannot exceed 42 percent of the total project budget, unless otherwise approved by HUD. However, if public housing funds are to be used to pay for more than the pro rata cost of common area improvements, HUD will evaluate the proposal to ensure that common arca improvements will benefit the residents of the development in a mixed-income project.

d. Net Low-Income Tax Credit Equity. Projects using LIHTC as part of their financing are reviewed to ensure that the sale of these credits results in an amount of not tax credit equity being invested in the project that is consistent with amounts generally contributed by investors to similar projects under similar market conditions, and that is not less than 51 cents for each dollar of tax credit allocation awarded to a project. HUD also reviews this net amount to ensure that it represents a market rate of equity, given the current market for the purchase of tax credits. To calculate the discounted net proceeds, HUD reviews the gross syndication proceeds and other expenses relevant to completing the tax credit syndication, compounding the equity installments received prior to the project's Place-in-Service Date and discounting the installments received after this date. If the project receives 51

cents or less or does not receive a market rate of equity, it is subject to additional review to reassess the project's fees and costs.

For mixed-finance projects that comply with the mixed-finance requirements of this notice, no further subsidy layering analysis will be required. For those projects that fail to cumply, PHAs must (i) restructure the project so it complies with the requirements and resubmit the revised documentation to HUD for approval, or (ii) provide sufficient justification to HUD to allow HUD to appruve a variation(s) from the mixed-finance requirements of this notice.

IX. Monitoring

HUD may perform quality control reviews of subsidy layering reviews performed by participating HCAs. The quality control reviews will examine the following:

 Whether all required documents and materials were available to the reviewer.

 Whether the values were correctly determined to be inside or outside of the approvable range.

 If values were above the safe harbor standards, whether sufficient documentation was available to the reviewer to justify the higher costs.

 If necessary, whother subsidy was reduced correctly.

If it is determined that any required documentation was not provided, or that any portion of the review was performed incorrectly, HUD may require appropriate corrective action.

Dated: September 22, 2014.

Jemine A. Bryon,

Acting Assistant Secretary for Public and Indian Housing.

Appendix A

HCA's Notice of Intent to Participate

, 20

U.S. Department of Housing and Urban Development

451 7th Street, SW

Room 4232

Washington, DC 20410

By: Email:

pih.financiol.monagement.division@ hud.gov

Re: HCA's Intent To Participate-Subsidy Layering Reviews for Proposed Project-Based Voucher Housing Assistance Payments Contracts

Ladies and Gentlemen:

The undersigned, a qualified Housing Credit Agency as defined under Section 42 of the Internal Revenue Cude of 1986, hereby notifies the United States Department of Housing and Urban

Development that it intends to conduct Subsidy Layering Reviews pursuant to HUD's Administrative Guidelines for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts for the purpose of ensuring that the combination of assistance under the Section 8 Project-Based Voucher Program with other federal, State, or local assistance does not result in excessive compensation. By signifying our intent to participate, the (name of agency) hereby certifies that:

The required personnel have reviewed the above cited statutes, the Federal Register Notice-Administrative Guidelines: Subsidy Layering Reviews for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts and Mixed-Finance Development, and 24 CFR Section 983,55.

The agency understands its responsibilities under the above cited statutes and the Guidolines. The agency certifies it will perform subsidy layering reviews in accordance with all statutory, regulatory and Guideline requirements, as well as any future HUD Notices, Directives, or other program information.

By executing this Intent to Participate, the undersign acknowledges that its participation will continue unless and until, the Department of Housing and Urban Development revokes this intent (name of ageecy) informs the OF HUD, in writing, upon 30 days' notice of its decision to withdraw its intent to participate.

This Notice of Intent to Participate is hereby executed and dated as of the date first listed above. By executing this (name of Notice of Intent, the agency) certifies that, upon HUD approval, the (name of agency) shall immediately assume the responsibility of performing subsidy layering reviews for proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts.

The Undersigned requests that the Department of Housing and Urban Development please direct all inquiries and correspondence relating to this Notice to:

[UNDERSIGNED NAME AND Title] [STREET ADDRESS]

[CITY], [STATE] [ZIP]

Attention of: [NAME], [TITLE] By Phone—[XXX-XXX-XXX] By Fax—[XXX-XXX-XXX]

By Email—[email address] [NAME OF Agency]

By:

Name:

Title:

The completed, signed, and dated Notice of Intent to Participate should be sent as a PDF attachment to an email message addressed to Miguel Fontanez at pih.financial.manogement.division@ hud.gov. The email message subject line should read "Submission of Notice of Intent to Participate."

For questions concerning the submission and receipt of the email please call (202) 708-2934.

Appendix B

HCA Certification

For purposes of the provision of Section 8 Project-Based Voucher Assistance authorized pursuant to 42 U.S.C. section 8(o)(13), section 2835(a)(1)(M)(i) of the Housing and Economic Recovery Act of 2008 (HERA), section 102 of the Department of Housing and Urban Development Reform Act of 1989, and in accordance with HUD's Administrative Guidelines, all of which address the prevention of excess governmental subsidy, I hereby certify that the Section 8 Project-Based Voucher Assistance provided by the United States Department of Housing and Urban Development to located in ______ is not more than is necessary to provide affordable housing after taking into account other government assistance.

Name of HCA

Printed Name of Authorized HCA Certifying Official

Signature of Authorized HCA Certifying Official

Date _

Appendix C

HUD Form 2880

http://portal.hud.gov/hudportnl/ documents/huddoc?id=2880.pdf

Appendix D

DOCUMENTS TO BE SUBMITTED BY THE PHA TO THE APPLICABLE HCA OR HUD HEADQUARTERS FOR SUBSIDY LAYERING REVIEWS

1. Narrative description of the project. This should include the total number of units, including bedroom distribution. If only a portion of the units will receive project-based voucher assistance, this information is needed for both the project as a whole, and for the assisted portion.

2. Sources and Uses of Funds Statement

Sources: List each source separately, indicate whether loan, grant, syndication proceeds, contributed equity, etc. Sources should generally include unly permanent financing. If

interim financing or a construction loan will be utilized, details should be included in a narrative (item 3 below).

Uses: Should be detailed. Do not use broad categories such as "soft costs." Acquisition costs should distinguish the purchase price from related costs such as appraisal, survey, titled and recording, and related legal fees. Construction and rehabilitation should include builder's profit and overhead as separate items.

3. Narrative describing details of each funding source. For loans, details should include principle, interest rate, amortization, term, and any accrual, deferral, balloon or forgiveness provisions. If a lender, grantor, or syndicator is imposing reserve or escrow requirements, details should be included in the narrative. If a lender will receive a portion of the net cash flow, either as additional debt service or in addition to debt service, this should be disclosed in the narrative.

4. Commitment Letters from lenders or other funding sources evidencing their commitment to provide funding to the project and disclosing significant terms. Loan agreements and grant agreements are sufficient to meet this requirement. However, proposal letters and letters of intent are not sufficient to meet this requirement.

5. Appraisal Report. The appraisal should establish the "as is" value of the property, before construction or rehabilitation, and without consideration of any financial implications of tax credits or projectbased voucher assistance.

An appraisal establishing value after the property is built or rehabilitated is not acceptable unless it also includes an "as is" valuation.

6. Stabilized Operating Pro Forma. Should include projected rontal, commercial, and miscellaneous income, vacancy loss, operating expenses, debt service, reserve contributions, and cash flow.

The analysis must be projected over a 15 year period. Income and expenses must be trended at ______ percent.

7. Tax Credit Allocation Letter. Issued by the State tax credit allocation agency, this letter adviscs the developer of tho amount of LIHTCs reserved for the project.

8. Historic Tax Credits. Some projects in designated historical districts may receive an additional one time historic tax credit. When applicable, the amount of the historic tax credit should be disclosed.

9. Equity Contribution Schedule. If equity contributed to the project will be paid in installments over time, a schedule should be provided showing the amount and timing of planned contributions.

10. Bridge Loans. If the financing plan includes a bridge loan so that proceeds can be paid up front when equity contributions are planned over an extended period, appropriate details should be provided.

11. Standard disclosure and perjury statement.

12. Identity of Interest Statement,

13. PHA commitment letter for project-based voucher assistance.

14. Proposed project-based voucher gross rent amounts.

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Appendix E

Subsidy Layering Analysis Form

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Appendix F

SOURCES AND USES STATEMENT

(Sample Format)

SOURCES:

Debt Sources:

Mortgage— Loans— Other Loans (specify)— Other (Specify)—

Equity Sources:

Grants available for project uses— Estimated Net Syndication Proceeds— Additional Owner Equity Necessary⁸— Other Equity Sources (specify)

Total Sources: \$

PROJECT USES:

Mortgage Replacement Cost Uses-Total Land Improvements-Total Structures-General Requirements-Builder's General Overhead-Builder's Profit 9-Architects' Fees— Bond Premium-Other Fees-Construction interest-Taxes-Examination Fee-Inspection Fee-Financing Fee-FNMA/GNMA Fee-Title & Recording— Legal-Organization-Cost Certification Fee---Contingency Reserve (Sub Rehab)-BSPRA/SPRA (if applicable)-Acquisition Costs-

SUBTOTAL MORTGAGEABLE REPLACEMENT COST USES\$

Non-Mortgage Uses: (i.e. Uses Payable by Sources Other than the Mortgage)¹⁰

Working Capital Reserve or ¹¹---Operating Deficit Reserve ¹²---

SUBTOTAL NON-MORTGAGEABLE USES—\$

TOTAL PROJECT USES\$

Estimated Net Syndication Proceeds:

The HCA may use this format before completing the Net Syndication Proceeds estimate line above on the Sources and Uses Statement, and must use this format to reflect final allocation determination assumptions. Total Tax Credit Allocation—\$ Estimated Gross Syndication Proceeds-\$ Syndication Expenses: Accountant's Fee-\$ Syndicator's Fee-\$ Attorney's Fee 13-\$ HCA Fee-\$ Organizational Expense 14-\$ Other (Specify)-\$ Subtotal Syndication Expenses-\$15 Bridge Loan Costs less Interest (if applicable)-\$ Adjustment for Early and Late Installments (See Glossary, Net Syndication Proceeds Estimate for adjustment explanation)-\$ Total Reductions from Gross-\$ Estimated Net Syndication Proceeds—S [FR Doc. 2014-22971 Filed 9-25-14; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Service

[FWS-HQ-IA-2014-N201; FXIA16710900000-145--FF09A30000]

Marine Mammals; Issuance of Permits

AGENCY: Fish and Wildlife Service, Interior.

ACTION: Notice of issuance of permits.

SUMMARY: We, the U.S. Fish and Wildlife Service (Service), have issued the following permits to conduct certain activities with marine mammals. We issue these permits under Marine Mammal Protection Act (MMPA).

ADDRESSES: Brenda Tapia, U.S. Fish and Wildlife Service, Division of Management Authority, Branch of Permits, MS: IA, 5275 Leesburg Pike, Falls Church, VA 22041; fax (703) 358– 2281; or email DMAFR@fws.gov.

FOR FURTHER INFORMATION CONTACT: Brenda Tapia, (703) 358–2104 (telephone); (703) 358–2280 (fax); DMAFR@fws.gov (email).

SUPPLEMENTARY INFORMATION: On the dates below, as authorized by the provisions of the ESA (16 U.S.C. 1531 *et seq.*), as amended, and/or the MMPA, as amended (16 U.S.C. 1361 *et seq.*), we issued requested permits subject to certain conditions set forth therein. For each permit for an endangered species, we found that (1) The application was filed in good faith, (2) The granted permit would not operate to the disadvantage of the endangered species, and (3) The granted permit would be consistent with the purposes and policy set forth in section 2 of the ESA.

Marine Mammals

Permit No.	Applicant	Receipt of application Federal Register notice	Permit issuance date
		78 FR 50083; August 16, 2013 79 FR 35375; June 20, 2014	September 10, 2014. September 5, 2014.

Availability of Documents

Documents and other information submitted with these applications are available for review, subject to the requirements of the Privacy Act and Freedom of Information Act, by any party who submits a written request for a copy of such documents to: U.S. Fish and Wildlife Service, Division of Management Authority, Branch of

¹³ Such fees may not duplicate legal nor title work charges already recognized. Therefore, only fees Permits, MS: IA, 5275 Leesburg Pike,

⁸ This line may be used for the additional amount needed from the owner to balance sources against uses when uo additional monies are available from other sources.

⁹ Builder's Profit for non-Identity-of-Interest cases (a SPRA allowance may also be added below). See also Standard #1 safe harbor and ceiling standard alternatives hefore completing. The Mortgage Uso lines relating to Builder's Profit and Developer's Fee may be left blank if alternative funding standards are used, and the amounts are reflected below.

¹⁰ Note that syndication expenses are included below in the estimation of *Net* tax credit proceeds for this Statement, and therefore, are not included within this Statement.

¹¹ Only Letter of Credit Costs may be included if the reserve is funded by a Letter of Credit.

¹² Indicate the full cash resorve amount if funded by LHTC proceeds. Indicate only the costs of obtaining a Letter of Credit for the reserve if funded by a Letter of Credit at initial closing.

associated with the additional legal service associated with LIHTC projects should be recognized here by the HCA.

¹⁴ Such expenses may not include Organizational expenses which are already included, and should not be duplicated. Therefore, only extraordinary organizational expenses incurred because of the additional LIFTC-associated application preparation activities should be included here.

¹⁵ See Guideline Standard #3 for separate safe harbor and ceiling limitations for private and public offerings.

COMPOSITE EXHIBIT X

2014-364C



RFA 2014-104 FOR THE PRESERVATION OF EXISTING AFFORDABLE HOUSING DEVELOPMENTS

Project Name: Joe Moretti Phase Two

Applicant: Joe Moretti Phase Two, LLC Developer: Joe Moretti Phase Two Developer, LLC

Contact Person: Alberto Milo, Jr. Title: Vice President Phone: 305.460.9900 Email: amilo@relatedgroup.com

Copy 1

SUBMITTED TO:

New.

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

315 S. Biscayne Bivd., Miami, Florida 33131

Attachment 5

U.S. Department of Housing and Urban Development



Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

March 4, 2014

Mr. Gregg Fortner Executive Director Miami-Dade Public Housing and Community Development 701 NW 1st Court, 16th Floor Miami, FL 33136

Re: Joe Moretti Apartments Public Housing Development

Dear Mr. Fortner:

This letter is being issued in connection with the application to be submitted by Joe Moretti Phase Two, LLC, on behalf of the Miami-Dade County, in the Request for Applications 2014-104 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Joe Moretti Apartments public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the Development:

- i. The name of the development is Joe Moretti Apartments.
- The address of the development 535 SW 6th Avenue; 400 SW 5th Street; 600 SW 4th Street; 600 SW 8th Avenue; and, 801 SW 6th Street, Miami, Florida
- iii. The Joe Moretti Apartments development was built in 1961.
- iv. A total of <u>192</u> units currently receive PBRA and/or ACC.
- v. A total of <u>192</u> units will receive rental assistance in the form of operating subsidy from the United States Department of Housing and Urban Development ("HUD") pursuant to a Consolidated Annual Contributions Contract between the Housing Authority and the United States of America, acting through the Secretary of HUD ("ACC"), and/or Project-based Housing Choice Vouchers under Section 8 of the U.S. Housing Act of 1937 ("PBRA"). Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD.
- vi. The HUD program pursuant to which the rental assistance is provided is the Federal Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- vii. ACC rental assistance will be associated with the proposed Development
- viii. There is no other HUD financing program that will be associated with the proposed Development.

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

 The Joe Moretti Apartments Development has not received financing from HUD after 1994 where the reliabilitation budget was at least \$10,000 per unit in any one year.

The proposed Development Joe Moretti Phase Two being submitted by Joe Moretti Phase Two, LLC will include 96 of the 192 unit Joe Moretti Apartments scattered site public housing development. All 96 ACC units for the proposed Development are located at 535 SW 6 Avenue, Miami, Florida.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours.

Victor Rocher Acting Director Office of Public Housing

2015-261C

Orange City Flats

2515 & 2555 Enterprise Road Orange City, FL 32763

> Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301



Response to Request for Applications 2015-104 -Housing Credit Financing for the Preservation of Existing Affordable Housing Multifamily Developments

> Orange City Flats, L.P. June 23, 2015

COPY

Attachment 7



June 10, 2015

Mr. Ken Reecy, Director of Multifamily Programs FLORIDA HOUSING FINANCE CORPORATION 227 N. Bronough Street, Suite 500 Tallahassee, FL 32301

Dear Mr. Reecy:

It is our understanding that Orange City Flats, L.P. intends to acquire the developments known as Villas of Orange City Phase I and Phase II and rehabilitate the property using the housing tax credits program administered by the Florida Housing Finance Corporation. This letter is to certify the following information regarding Villas of Orange City Phase I and Phase II:

- Name of existing development: Villas of Orange City
- · Address of the development: 2515 and 2555 Enterprise Road Orange City, FL 32763
- Name of the proposed development: Orange City Flats
- Year Built: 1979 and 1981
- Total number of units that currently receive PBRA and/or ACC: 96
- Total number of units that will receive PBRA and/or ACC if the proposed development is funded: **96**
- The HUD or RD financing program currently associated with the existing development: USDA RD 515
- The HUD or RD rental assistance that will be associated with the proposed development: USDA RD 515 Rental Assistance
- All HUD or RD financing programs that will be associated with the proposed development: USDA RD 515 Loans
- Confirmation that the development has not received financing from HUD or RD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year: I confirm the development has not received financing from HUD or RD after 1995 where the rehabilitation budger was at least \$10,000 per unit in any year.

Rural Development • Florida / Virgin Islands 2441 NE 3rd Street, Suite 204-1, Ocala, FL 34470 Voice (352) 732-9796 • Fax (352) 732-9728

USDA is an equal opportunity provider and employer

If you wish to file a Crivil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_liting_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by Tax (202) 690-7442 or email at program intake@usda.gov

Should Orange City Flats, L.P. secure the housing tax credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 50 years from the date of closing; therefore, requiring these developments to remain in the USDA/RD loan portfolio.

If you have any questions, call Elizabeth Whitaker of this office at 352-732-7534.

Sincerely,

for R. C. QUAINTON, 11 Area Director IV

2015-258C

North Grove Apartments

Seffner, Florida



Preservation RFA #2015-104

June 23, 2015

Developer/Contact:

Flynn Development Corporation

Thomas F. Flynn

(727) 754-8422

Copy (1) for FHFC

Attachmemt

7/



May 15, 2015

Mr. Thomas F. Flynn NGAR, LTD. 516 Lakeview Road, Villa 8 Clearwater, Florida 33756

RE: Preservation of North Grove Apartments

Dear Mr. Flynn:

It is our understanding that NGAR, LTD. intends to acquire the development known as North Grove Manor and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

(i) Development Name:	North Grove Apartments
(ii) Address of Development:	713 North Grove Lane Seffner, FL 33584
(iii) Year Built:	1979
(iv) Number of units that currently receive PBRA:	ʻ 30
(v) Number of units that will continue to receive PBRA:	30

Rural Development 2629 Waverly Barn Road, Ste 129 Davenport, Florida 33897 Voice (863) 420-4833 • Fax (863) 424-7333

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program compleint of discrimination, complete the USDA Program Discrimination Compleint Form (PDF), found online at http://www.ascr.ueda.gov/compleint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the Information requested in the form. Send your completed compleint form of latter to as hu mail at U.S. Department of Anticulture

- (vi) RD financing currently associated with development: 515 Funds
- (vii) Type of USDA RD rental assistance: PBRA Form RD 3560-27
- (viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.
- (ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.
- (x) Loan Balance:

\$327,425

Should NGAR, Ltd secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely.

Area Director

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Agreed and Accepted by:

Thomas F. Flynn, Manager of General Partner NGAR, LTD.

Date

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EXHIBIT Y



U.S. Department of Housing and Urban Development Office of Multifamily Housing Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

June 18, 2015

Mr. Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

Subject: St. Andrew Towers, Broward County, Florida Tower II Contract Number FL29M000103

Dear Mr. Reecy:

This letter is to confirm the understanding of the U.S. Department of Housing and Urban Development ("HUD") with regard to the above referenced project that is needed for processing an application to Florida Housing Finance Corporation for low-income housing tax credits.

(i) Name of the Development: St. Andrew Towers (Tower II)

(ii) Address of the Development: Tower II located at NW 99th Avenue at the intersection of NW 26th Street and NW 99th Avenue, Coral Springs, Florida

(iii) Year built: 1974

(iv) Total number of units that currently receive PBRA and/or ACC: 326 units (for both towers)

(v) Total number of units that will receive PBRA and/or ACC if the proposed Development is funded: 163 units*

(vi) All HUD financing programs currently associated with the existing development: None. The development was originally financed under HUD Section 236.

(vii) The type of HUD rental assistance that will be associated with the proposed Development: PBRA Contract

(viii) All HUD financing programs that will be associated with the proposed Development: None

(ix) The referenced development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

* It is HUD's understanding that two separate applications are being submitted —one for each tower comprising St. Andrew Towers. If funded, HUD will consider a request from the owner to bifurcate the St. Andrew Towers HAP contract in order to facilitate the separate financing of each tower

erv si VOIN Menhanie J. Benson

Acting Director, Miami Multifamily Program Center

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

www.hud.gov