BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

MARIAN TOWERS, LTD.,

Petitioner,

FHFC Case No. 2016-032BP FIIFC Case No. 2016-284C

vs.

RFA 2015-111

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner Marian Towers, Ltd. ("Petitioner" or "Marian Towers") 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 Marian Towers incligible 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, Marian Towers should have been found eligible for an allocation of Housing Credits.

Additionally, Marian Towers should have been recommended for an allocation of Housing Credits because two proposed developments in Miami-Dadc County ranked higher than Marian Towers should have been assigned a Rental Assistance ("RA") Level of 6 rather than 1 because of conditional language in the letters they submitted from the U.S. Department of Housing and Urban Development ("HUD"). Had Marian Towers, along with two other proposed developments disqualified for the same reason, been deemed eligible for funding, and had the two higher-ranked Miami-Dade County Applicants¹ been assigned the appropriate RA Level of 6 rather than 1, the application of Florida Housing's Application Sorting Order and Selection Process would have resulted in Marian Towers being recommended for an allocation of Housing Credits.²

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 220-unit apartment complex intended to serve the elderly demographic in Miami-Dade County, Florida. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

¹ The Applicants are 2016-297C, Three Round Tower A, LLC, and 2016-295C, Haley Sofge Preservation Phase One, LLC.

² Marian Towers' arguments concerning assignment of RA Levels are based on Florida Housing's treatment of Applicant 2016-283C, St. Elizabeth Garden Apartments, Ltd. ("St. Elizabeth"), and only have merit if Florida Housing disagrees with the arguments in St. Elizabeth's Formal Written Protest and Petition for Administrative Hearing (attached without exhibits as **Exhibit A**). In scoring St. Elizabeth, Florida Housing assigned the proposed development an RA Level of 2, rather than 1, presumably because of conditional language in St. Elizabeth's Attachment 7, a letter from HUD. **Exhibit A**. Although the undersigned obviously is arguing in the St. Elizabeth petition (filed on the same date as this petition) that St. Elizabeth should have received an RA Level of 1, if Florida Housing does not agree, then other Applicants with conditional language in their HUD letters also should be deemed ineligible for an RA Level 1. As discussed below, any other approach would be arbitrary and capricious.

The <u>only</u> reason that Marian Towers is filing this petition is because it anticipates that competing applicants will argue that Florida Housing made the correct decision in assigning St. Elizabeth RA Level 2 instead of 1. If that argument prevails, then Marian Towers is entitled to challenge competing applicants that also submitted HUD letters with language that is equally conditional as that in St. Elizabeth's letter. Without question, Marian Towers believes the better argument is that St. Elizabeth should have been assigned RA Level 1 for the reasons stated in **Exhibit A**.

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 2016-284C.

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 B**. 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 C**.

III. Background

5. Florida Housing is a public corporation created by 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:

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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 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.

Id., p. 47. As discussed in section IV, below, Florida Housing incorrectly determined that Marian Towers 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). Marian Towers achieved the required five developer experience points, as well as the maximum 18 points for proximity to transit and community services. **Exhibit D** (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.-h.; 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 cligible 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 B**. 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.6a.-d.

11. The RFA also established a series of tie-breakers for cligible 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 bas 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 -- \$500,000.³

Exhibit B. 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 Marian Towers. **Exhibit D**. According to statements made at the Review Committee meeting, Marian Towers was disqualified because an unnamed entity affiliated with Marian Towers 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. 2015-283C, St. Elizabeth Gardens Apartments, Ltd. ("St. Elizabeth"); and 2015-285C, St. Andrew Towers I, Ltd. ("St. Andrew Towers I"). All three Applicants list the same Contact Person 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 E**

³ Lummus Park was recommended because it was the only remaining Applicant that met the Funding Test after the selection of the higher-ranked Applicants.

(applications for Marian Towers, St. Elizabeth, 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 Marian Towers submitted a public records request to Florida Housing, pursuant to chapter 119, Florida Statutes, seeking all records relating to the determination of ineligibility of Marian Towers, St. Elizabeth, 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 Exhibit F**. One of those emails, dated June 2, 2016, from Kenny Derrickson, to Ken Reeey, 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 G**. It does, in fact, include Ms. Wong's name in connection with Metro Apartments (The Beacon). On information and belief, Marian Towers, St. Elizabeth, 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 H (email string; revised Past Duc Report (see page 2); and screenshot noting the date of the corrected report).

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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 J LLC. The contact person for the Applicant was Ms. Wong, who was identified as "Staff of the Developer." Composite Exhibit I (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 J. Consequently, disqualification of Marian Tower, St. Elizabeth, and St. Andrew Towers I in connection with RFA 2015-111 was in error. See RFA, § Five.⁴

⁴ As previously noted, Applicants in arrears to Florida Housing are deemed ineligible for funding under the RFA in the following circumstances:

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

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 K**. 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 the listed Carlisle properties." **Composite Exhibit L**. On that same day, Ms. Cox forwarded Ms. Wong's email to "special assets; compliance." *Id.*⁵

(Emphasis supplied).

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.

⁵ One week earlier, on December 12, 2013, Ms. Wong sent 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 M**. Ms. Cox also forwarded this email to "compliance; special assets." *Id*.

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 N.

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. <u>Due to the ongoing work Ms.</u> <u>Wong does with Florida Housing, we would appreciate it if this request could be expedited to avoid any future issues</u>.

Composite Exhibit O (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 helow." **Composite Exhibit P**. Mr. Derrickson sent another email to Mr. Friedman eight minutes later, asking: "Can you have the one currently on the intranet 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 Q.

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 R**, 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 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. [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 S, 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 Duc 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 H, 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, Marian Towers 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 Marian Towers as incligible for funding is contrary to the RFA. Additionally, it is clearly erroneous, contrary to competition, arbitrary and capricious.

B. RA Level

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20. When the Review Committee scored the Applications, Three Round Tower A, LLC ("Three Round Tower"), Haley Sofge Preservation Phase One, LLC ("Haley Sofge") and West 76 Street LLC ("Lake Pointe"), all located in Miami-Dade County, each were assigned an RA Level of 1. Three Round Tower, with a lottery number of 1, was recommended for funding as the highest-ranking Applicant in Miami-Dade County. **Exhibit B**. Haley Sofge had a lottery number of 2 and Lake Pointe had a lottery number of 3, but they were not recommended for funding because of the County Test, described in the previous section. **Exhibit D**. Marian Towers, with a lottery number of 5, would have been the fourth highest-ranking Miami-Dade Application, assuming Marian Towers was deemed eligible for funding. Marian Towers also had an RA Level of 1. *Id*.

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") or the U.S. Department of Agriculture's Rural Development Program 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, as Attachment 7 to Exhibit A, which includes the following information:

(i) Name of the Development*;
(ii) Address of the Development;
(iii) Near built;

(iii) Year huilt;

(iv) Total number of units that currently receive PBRA and/or ΛCC^6 if the proposed Development is funded;

(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.

23. As described in **Exhibit A**, Florida Housing assigned an RA Level of 2 to St. Elizabeth, presumably because the letter from HUD included as Attachment 7 to St. Elizabeth's Application contained "conditional" information.⁷

⁶ These abbreviations refer to Project Based Rental Assistance and Annual Contributions Contract, which are HUD programs.

⁷ St. Elizabeth included the required letter from HUD as Attachment 7 to its Application. 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. As to the number of units that <u>will</u> receive PBRA

24. Florida Housing's assignment of an RA Level of 2 to St. Elizabeth rendered 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 higher than Applications with higher RA levels). Although Marian Towers disagrees with Florida Housing's position on St. Elizabeth's RA Level, Marian Towers believes that all Applicants should be treated the same by Florida Housing, and that other Applicants who also submitted letters from HUD or RD with conditional language should be assigned RA Levels other than 1. Any other approach would be arbitrary and capricious.

25. Below is a chart noting conditional language included in six other Applications submitted in connection with RFA 2015-111. All of the Applicants in this chart received an RA Level of 1. See Exhibit D.

RFA	Application Number	Development Name	RA letters with conditional language that had RA level 1
2015-111		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."

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." *See* Exhibit A and Exhibit T (attachment 7 to St. Elizabeth's Application)

St. Elizabeth's position is that 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).

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 incligible: 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 but incligible: Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-111	2016-279C	Colonial Pines	RA Level 1 but ineligible: Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."

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

26. 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 equally -- or even more -- conditional. *See* Attachment 7 letters relating to Haley Sofge, Three Round Tower, and Smathers Preservation Phase One (included in **Composite Exhibit U**). 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 V**). The HUD letter submitted for Three Round Tower A highlights yet another condition that in this case was not explicitly called out in the letter. The letter was directed to Miami-Dade Public Housing and Community Development and not to the Applicant. This is because Three Round Towers is currently a public housing development. The nature of public housing developments necessitates HUD's approval of disposition pursuant to Section 18 of the U.S. Housing Act or mixed-finance redevelopment under Section 35 of the Act. This approval is complex, and is certainly no less conditional than the Section 8(bb) approval required for St. Elizabeth.

27. 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 U**. 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 Similarly, the St. Elizabeth letter states the number

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.

of units currently receiving PBRA and/or ACC is 99, and the number of units that will receive PBRA and/or ACC is 100. Yet St. Johns River Apartments received an RA Level of 1, while St. Elizabeth received an RA Level of 2, presumably hecause the number of units that "will receive" assistance is different from the number of units that "currently receive" assistance. **Composite Exhibit U;** RFA, § Four A.5.c.(2)(d).

28. Notably, the language in the letters from HUD and USDA on behalf of the 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. That is not the case with St. Elizabeth, where 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 W** (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*.

29. The RFA states that Applications will be assigned an RA Level of 6 if they do not meet the criteria for assignment of a lower RFA Level. RFA, § Four A.5.c.(3). Because the number of units that will receive rental assistance in Three Round Tower and Haley Sofge will be subject to a Subsidy Layering Review, it is not known whether or not the project will continue to receive the same or less rental assistance. Because of this uncertainty, the Applicants should not have been given an RA Level of 1 but an RA Level of 6.

30. 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:

RFA	Application	Preservation	RA Letter Conditional Language
	<u>Number</u>	Developments Selected	
		for Funding	
2014-104	2014-364C	Joe Moretti Phase Two	Attachment 5- "Should the proposed
			development bc 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
		t in the second s	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 mct."

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

31. Given Florida Housing's treatment of St. Elizabeth, Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower, which also submitted letters with conditional language, was contrary to the specifications of the RFA, clearly erroneous, contrary to competition, and arbitrary and capricious.

32. If Haley Sofge and Three Round Tower had been assigned an RA Level of 6, application of Florida Housing's Application Sorting Order and Selection Process would have resulted in Marian Towers being recommended for an allocation of Housing Credits as the highest-ranking Application in Miami-Dade County. This would have occurred because Lake Point Plaza Apartments (2016-296C), the third Miami-Dade County application ranked higher than Marian Towers, would fall into Group B when the Group A/B Leveraging Line was drawn, assuming. Marian Towers, St. Elizabeth, and St. Andrew Tower I had not been deemed ineligible for funding. If classified in Group B, Lake Pointe Plaza would be ineligible for funding. Marian Towers would thus be the first Miami-Dade application eligible for funding.

V. Disputed Issues of Material Fact and Law

33. Disputed issues of material fact include, but may not be limited to:

- Whether Florida Housing erred in determining that Marian Towers is ineligible for funding;
- Whether 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 Marian Towers 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 Marian Towers is ineligible for funding is clearly erroneous;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is contrary to competition;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is arbitrary or capricious;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was in error;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was inconsistent with Florida Housing's assignment of an RA Level of 1 to St. Elizabeth;

- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was contrary to Florida Housing's governing statutes, rules or policies, or the specifications of the RFA;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was clearly erroneous;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was contrary to competition; and
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was arbitrary or capricious.

VI. Statement of Ultimate Facts

34. Florida Housing's determination that Marian Towers was incligible for an allocation of Housing Credits in connection with RFA 2015-111 was contrary to Florida Housing's governing statutes, rules or policics, and the specifications of the RFA. The determination also was clearly erroncous, contrary to competition, arbitrary or capricious. Additionally, given Florida Housing's treatment of St. Elizabeth in its assignment of an RA Level of 2, Haley Sofge and Three Round Tower should have received an RA Level of 6. Florida Housing's failure to do so was contrary to Florida Housing's governing statutes, rules or policies, and the specifications of the RFA. The determination of the RFA. The determination also 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

35. Marian Towers 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

36. 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, Marian Towers 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. Marian Towers 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 Marian Towers 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.

nua E. Blandon

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) dblanton@radeylaw.com

CERTIFICATE OF SERVICE

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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.

Doma E. Blaston

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 515?		Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Funding	Per Unit Construction Funding Preference	Leveraging Classification		Florida Job Creation Preference	Lottery Number
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RD 515 Development in Medium or Small County Goal

None

Non-RD S15 Development Family Demographic Goal

2016-293C Pinedə Village Brevatd M Dav	avid Q. Deutch Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Ŷ	A	1	Y	8	
--	---	---	--------------	---	----	---	---	---	---	---	---	---	---	--

Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2016-297C	Three Round Tower A	Miamì-Dade	L	Lalberto Mila Ir	Three Round Tower A Developer, LLC	E	1,155,561.DO	N	23	Y	Y	Y	Y	A	1	Ą	1
2016-2 94C	Cathedral Towers	Duval	L		Cathedral Towers Redevelopment Associates, LLC	٤	1,660,000.00	N	23	Y	Y	Y	¥	A	1	Ÿ	9
12016-281C	Isles of Pahokee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	2	23	¥	¥	Ą	Y	A	1	¥	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.	Ē	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 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.

EXHIBIT C



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 30I 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 2016-284C, Marian Towers, 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, the g

Donna E. Blanton

EXHIBIT D

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	Lotter y Number
Eligible Applic	ations																
2016-280¢	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	Y	Y	A	1	Ŷ	11
2016-2810	Isles of Pahokee Phase H	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	É	1,209,190.00	м	23	Y	Y	Y	Ŷ	A	1	Ŷ	18
201 5 -287¢	Shull Manor Apartments	Brevand	м	Patti P Adams	Herman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Ŷ	Y	B	1	Ŷ	4
2D16-288C	Moore Landing	Brevard	м	David O. Deutch	Pinnacle Housing Group,	F	1,043,000.00	N	23	Y	Y	Y	Y	A	1	Ŷ	15
2016-2890	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedra: Townhouse Redevelopment Associates, LLC	E	1,660,000.00	N	23	Ŷ	Y	¥	Ŷ	в	1	Ŷ	17
2016-290C	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	พ	23	Y	Y	Ŷ	¥	Ą	1	¥	12
2015-291C	Hickory Knoll	Marion	м	Brlanne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	F	940,000.00	И	23	Ŷ	Y	Y	Ŷ	A	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	Y	8
2016-2 9 4¢	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Ŷ	Y	А	1	Ŷ	9
2016-295C	Haley Sofge Preservation Phase One	Miamì-Dade	L	Alberto Milo, Jr.	Haley Sofge Phase One Developer, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	2
2016-2960	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V. Swezy; RS Development Corp	E	760,605.00	N	23	Y	Y	Ŷ	Y	A	1	Y	э
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Milo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Ŷ	A	1	Y	1
2015-298C	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	16
2016-299C	Smathers Preservation Phase One	Mlami-Dade	L	Alberto Milo, Jr.	Smathers Phase One Developer, LLC	E	902,782.00	N	23	Y	Y	Y	Y	A	1	Y	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															_	
2016-2820	St. Johns River Apartments	Putnam	5	I Thomas E Elvine	Flynn Development Corporation	E	340,520.00	N	23	Y	Y	Y	Y		1	Y	21
2016-284C	Marian Towers	Miami-Dade	L	Flizzheth Wond	Marian Towers Development, LLC	E	1,550,000.00	N	23	¥	Y	Ŷ	Y		1	Y	5
2016-285C	St. Andrew Tower I	Broward	L	Elizabeth Wone	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	23
2016-278¢	Woodcliff Apartments	take	м	Thomas F Flynn	Flynn Development Corporation	E	266,560.00	N	23	Y	Y	Y	Y		1	Y	19
2016-279C	Colonial Pines	Lake	м	Thomas F Flynn	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Y		1	Y	22
2016-283C	St. Elizabeth Gardens	Broward	٤	Elizabeth Work	St. Elizabeth Gardens Development, LLC	E	1,402,702.00	N	23	Y	Y	Y	¥		2	Y	5
2016-286C	Century Woods	Escambia	м	,	Royal American Development, Inc.	۶	353,999.00	Y	23	Y	N	Y	Y		6	Ý	10
2016-277C		Madison	s	Kimberiy Murphy	Royal American Development, Inc.	F	719,073.00	N	5	Ŷ	Y	Y	Y		1	Y	24
2016-276C	Orangewood Apartments	Bradford	s	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Y	23	Y	N	Ŷ	Ý		6	Y	7
201 6-2 92C	Chipola Apartments	Jackson	s	David Schultz	Community Housing Partners Corporation	E	774,136.00	N	23	Y	Y	۷	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.

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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. Fallure 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 E
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.

∩ 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?

r 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?
 - CYes @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?

@Yes 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?

Yes
 C No
 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
 No

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

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

- (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 CNo

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?

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 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 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%
í	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	<u>100</u> %	
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.

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) [†]

- S 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): \$ 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?

• 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 "Ycs", 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?

GYes 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 Profil.
 - (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 A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft 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 Reservee (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, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during cradit 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	2	3
DEVELOPMENT COSTS	(HC ONLY)	HC INELIGIBLE	TOTAL
Actuel Construction Costs Accessory Buildings		· · · · · · · · · · · · · · · · · · ·	
Demolition			
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 Rentel Units	6,448,463.00		6,448,463.00
Site Work	<u> </u>		<u> </u>
*Other (explain in detail)			·
A1.1. Actual Construction Cost	\$6,798,463.00	\$	\$ 5,798,463.00
A1.2. General Contractor Fee Sen Hoxe (3) (Max. 14% of A1.1., column 3)	\$950,537.00	\$	\$\$0,537.00
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
Appreisal	12,000.00		12,000.00

2015-111 DEVELOPMENT COST PRO FO	RMA 1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	(Pa ع TOTAL
General Development Costs (Cont'd) Architect's Fee - Site/Building Design	350,600.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	64,484.63		64,464.63
Building Permit	64,484.63		64,484,63
Brokerage Fees - Land/Buildings			
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 See Note (8)		230,319.00	230,319.00
FHFC Credit Underwriting Fees		11,661.00	11,661.00
Green Building Certification/ HERS Inspection Costs			
"Impact Fees (list In detail)			
Inspection Fees			
Insurance	158,031.00		
Legal Fees	240,000.00	60,000.00	300,060.00
Market Study	7,000.00		7,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes	75,500,00	···-	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	377,500.00
TOTAL GENERAL DEVELOPMENT			

FA 2015-111 DEVELOPMENT COST PRO FO	RMA		(Page 3
	1	2	3
	HC ELIGIOLE (HC ONLY)	HC INELIGIBLE	TOTAL
Financial Costs	(no one ()		
Construction Loan Origination/			
Commitment Fee(s)	59,090.91	22,159.09	81,250.00
Construction Loan Credit			
Enhancement Fee(s)			
Construction Loan Interest	325,516.74	129,694.59	455,211,33
Permanent Loan Origination/		6 340 00	6,340.00
Commitment Fee(s)		6,340.00	0,340.00
Permanent Loan Cradit			
Enhancement Fee(s)			
Entanboment Poo(s)			·
Permanent Loan Closing Costs		4,113.20	4,113.20
Bridge Loan Origination/			
Commitment Fee(s)			
Bridge Loan Interest			
Bhuge Coart moreot			
Non-Permanent Loan(s) Closing			
Costs	17,727.27	6,647.73	24,375.00
"Other (explain in detail)			
3, TOTAL FINANCIAL COSTS	\$402,334.92	\$ 168,954.61	\$571,289.53
4. CONTINGENCY RESERVES See New (8)	\$1,223,471.74	\$	\$1,223,471.74
1. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING			
LAND) Existing Buildings	\$ 3,480,000.00	\$	\$ 3,460,000.00
• • -			
2. "Other (explain in detail)	\$	\$	\$
	* 44 347 443 40	\$ 976,563.24	\$ 15,298,196.04
	\$ 14,317,612.60	4 <u>870,000,00</u>	4 <u>14 99/194/44</u>
(A1.3+A2+A3+A4+B1+B2)			
	\$ 2,442,300.00	\$	\$ 2,442,300.00
E, OPERATING DEFICIT RESERVES 500 Hote (\$)			
F. TOTAL LAND COST		\$ 3,020,000.00	\$ 3,020,000.00
G. TOTAL DEVELOPMENT COST AND ROOM (7)		e 9 502 649 94	t 20 759 404 04
	\$ 16,759,912.60	\$ 3,995,563.24	\$ 20,758,496.04

	VELOPMENT COST PRO FORMA	
Detail/Explanation	n Sheet	
Totals must agree completed on the	with Pro Forma. Provide description and amount for each item that has been Pro Forma.	
DEVELOPMENT (COSTS	
Actual Const (as listed at Item /		
Off-Site W	/ork:	·
Other:		
General Deve (es listed et liem /	lopment Costs	
Impact Fe		
трай ге	es:	
Other:	es:	
	Relocation Expense	
	Relocation Expense	
Other: Financial Cos	Relocation Expense	
Other: Financial Cos (as listed at item A Other:	Relocation Expense is 3.) Dost of Existing Developments	

NOTE: Neither brokerage fees nor syndication fees can be included in sligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Daveloper 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				(Page 1 ol 2)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT			
A. Total Development Costa	\$	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	Atlachment	18	
2. First Mortgage Financing	\$	8,125,000.00	Attachment	19	
3. Second Mortgage Financing	\$	5,926,750.00	Atlachment	20	
4. Third Mortgage Financing	\$		Attachment		
5. Grants	\$		Attachment		
6. HC Equity Bridge Loan	\$		Attachment		
7, USDA RD Financing: 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	\$	26,311,982.00			
C. Construction/Rehab Funding Surplus (8.11. Total Construction/Rehab Sources Sources, less A. Total Development Costs);	\$	6,553,485,96	(A negative number tiere	e represents a funding s	ihortfall.)

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	\$ 20,758,496.04	
8. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$14,726,898,00	Altachment <u>18</u>
2. First Mortgage Financing	\$634,000.00	Attachment19
3. Second Mortgage Financing	\$5,926,750.00	Attachment 20
4. Third Mortgage Financing	\$	Attachment
5. Grants	\$	Attachment
6. USDA RD Financing: a. RD 515 b. RD 538	\$ \$	Atlachment
7. Other:	\$	Attachment
8. Other:,	\$	Attachment
9. Deferred Developer Fee	\$2,442,300.00	
10. Total Permanent Funding Sources	\$ <u>23,729,948.00</u>	
C. Permanent Funding Surplus (8.10. Total Permanent Funding Sources, tess A. Total Development Coate);	\$2,971,451.96	(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.

2016-283C



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

Attachmemt

LIST OF PRINCIPALS

Appl oved FHFC Advance Review 11-12-15

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 Aurelio Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catalio Rev. Alfred Cloffi, SThD, PhD

Limited Partner (99.99% owner):

Howard D. Cohen &/or assigns

* This entity is a SO1(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 // / Z · I S 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 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:
 - C (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 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?

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

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.
 - 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:

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:
 - (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: \$ 32500
 - (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?

@ Yes C 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> rehabilitation units

- Note: The Applicant should refer to Section Four A.5.e. of the RFA hefore 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
- \mathbf{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 Units	AMI Level
	Enter Number%	At or Below 25%
	Enter Number %	At or Below 28%
i	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%
	<u>80</u> %	At or Below 60%
Total Set-Aside	<u>100</u> %	
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.

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) *

- 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:
 - (1) 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?

G 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 lax 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 A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A1.4. 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 (OOR) are not to be included in C. DEVELOPMENT COST and cannot be used in detarmining 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, 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 57-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION BHEET 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	·		
New Rental Units			
*Off-Site Work (explain in detail)			
Recreational Amenities	350,000.00		350,000.00
Rehab of Existing Common Areas	<u> </u>		·
Rehab of Existing Rental Units	8,453,052.50		8,453,052,50
Site Work			
*Othar (explain in detail)			
A1.1. Actual Construction Cost	\$8,803,052,50	\$	\$6,603,052.50
A1.2. General Contractor Fee ^{See Note (3)} (Max. 14% of A1.1., column 3)	\$ 1,226,947.50	\$	\$1,226,947.50
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$10,030,000.00	\$	\$ <u>10,030,000,00</u>
General Development Costs Accounting Fees	50,000.00		50,000.00
Appraisal	12.000.00	<u></u>	12,000.00

(Page 1 of 4)

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RFA 2015-111 DEVELOPMENT COST PRO F	ORMA		(Page 2 of 4)
	1 HC ELIG(BLE (HC ONLY)	2 HC INELIGIBLE	3 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	84,530.53		84,530.53
Building Permit	84,530.53		64,530.53
Brokerøge Fees - Land/Bulldings			
Capital Needs Assessment	·		<u> </u>
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 (8)		287,303.00	267,303.08
FHFC Credit Underwriting Fees		11,66 1.00	11,661.00
Green Building Certification/ HERS Inspection Costs			
"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	198,000.00
Soil Test Report			·····
Survey	25.000.00	<u> </u>	25,000.00
Title Insurance & Recording Fees	53,063,75	53,063.75	106,127.50
Utility Connection Fee			
*Other (explain in detail)		550,000.00	550,000.00
A2. TOTAL GENERAL DEVELOPMENT Cost	\$1,446,747.81	\$	\$2,751,075.56

FA 2015-111 DEVELOPMENT COST PRO F	ORMA 1 2		(<u>Page 3</u> 3	
	HC ELIGIBLE (HC ONLY)	- HC INELIGIBLE	TOTAL	
Financial Costs	(10 0121)			
Construction Loan Origination/				
Commilment Fee(s)	151,066.25	62,203.75	213,270.00	
Construction Loan Credit Enhancement Fee(s)				
Construction Loan Interest	919,405.45	334,700.33	1,254,105.78	
Permanent Loan Ongination/				
Commitment Fee(s)		62,160.00	<u> </u>	
Permanent Loan Credit				
Enhancement Fee(s)				
Permanent Loan Closing Costs		40,327.52	40,327.52	
Bridge Loan Origination/ Commitment Fee(s)				
Bridge Loan Interest			······································	
Non-Permanent Loan(s) Closing				
Costs	45,319 <u>.68</u>	18,861,13	<u> </u>	
"Other (explain in detail)	0.00	0.00		
, TOTAL FINANCIAL COSTS	\$1,115,791.58	\$618,052.73	\$1,633,844.31	
; CONTINGENCY RESERVES See Non (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	
		*	· <u>····································</u>	
. *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)				
DEVELOPER'S FEE ^{6ee Note (1)}	\$3,599,293.02	\$	\$3,599,293.02	
OPERATING DEFICIT RESERVES Des Note (5)				
TOTAL LAND COST		\$5,500,000.00	\$6,500,000.00	
TOTAL DEVELOPMENT COST ^{See Note (7)} (C+D+E+F)	\$ 24,281,388,19	\$ <u>7,322,380.48</u>	\$31,803,766.67	

RFA 2015-111 DEV	ELOPMENT COST PRO FORMA	(Page 4)
Detail/Explanation	Sheet	
Totals must agree completed on the	with Pro Forma. Provide description and amount for each item that has been Pro Forma.	
DEVELOPMENT C	OSTS	
Actual Constr (as listed at flom A		
Off-Site W	ork:	
Other:		
General Devel (as listed at <i>tern</i> A:		
Impact Fee	:S:	
Other:		
	Relocation expenses.	
Financial Cost (es listed at item A:		
Other:		
Acquisition Co (as listed at item Bi	ost 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 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.

of 4)

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RFA 2015-111 DEVELOPMENT COST PRO	FORMA		(Page 1 of 2)
CONSTRUCTION/REHAB ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION	
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 			
Applicant	\$ <u>11,618,257.00</u>	Atlachment 18	
2. First Mortgage Financing	\$21,327,000.00	Attachment 19	
3. Second Mortgage Financing	\$8.998.000.00	Atlachment20	
4. Third Mortgage Financing	s	Attachment	
5. Grants	\$	Atlachment	
6. HC Equity Bridge Loan	\$	Attachment	
7. USDA RD Financing: a. RD 515 b. RD 538	\$ \$	Atlachment	
θ. Other:	\$	Attachment	
9. Other:	_ \$	Attachment	
10. Deferred Developer Fee	\$3,509,293.02		
11. Total Construction/Rehab Sources	\$ 45,542,550.02		
C. Construction/Rehab Funding Surplus (B.11, Total Construction/Rehab Sources Sources, less A, Total Development Costs):	\$13,938,763.35	(A negative number here representa a fundi	ng shortfail.)

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	\$ <u>31,603,766.67</u>	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$17,428,257.00	Attachment <u>18</u>
2. First Mortgage Financing	5 6,216,000.00	Atlachment 19
3. Second Mortgage Financing	\$8,998,000.00	Attachment 20
4. Third Mortgage Financing	5	Attachment
5. Grants	5	Attachment
6. USDA RD Financing: a. RD 515 b. RD 538	\$ \$	Attachment
7. Other:	\$	Attachment
8. Other:	\$	Atlachment
9. Deferred Developer Fee	53,599,293.02	
10. Total Permanent Funding Sources	\$	
C. Permanent Funding Surplus (B.10. Total Permanent Funding Sources, Jess A. Total Development Costs):	\$4,637,783.35	(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.


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

Attachment

1

LIST OF PRINCIPALS

Approved 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 Welsburd, 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: Howard D. Cohen Sole Trustee & Beneficiary: CHS Miami Beach Marian Towers, Inc. Member: A Florida 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

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 for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

they the soil FHFG Adv are Review 5/27/15 Marian Towers Development, LLC Developer: A Florida limited liability company APC Marian Towers Development, LLC - Manager APC Marian Towers Development, LLC Member: 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 Howard D. Cohen Revocable Trust U/A/D 4/6/1993 Members: Randy Weisburd Kenneth Cohen Stanley Cohen CHS Miami Beach Marian Towers Development, LLC Member: A Florida limited liability company Catholic Health Services, Inc. - Manager Catholic Health Services, Inc.* Sole Member: 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

- b. Elderly The Applicant must indicate the type of Elderly Development:
 - ← (1) Elderly ALF
 - (2) Elderly Non-ALF
- **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
 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?

C Yes @ 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?

r 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): 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?

CYes CNo

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

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.
 - GYes CNo
- 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. 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:
 - (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?

GYes CNo

- (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) 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?

C 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%
	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	<u>100</u> %	
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.

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 frec 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:
 - (1) 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: 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?

C Yes C No

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.
 - 0ľ
- (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

(Page 1 of 4)

- 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 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 lotal 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 alzed.
 - (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
 - (7) Athough the Corporation acknowledges that the costa 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 SKEET 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			
New Rental Units		<u> </u>	
*Off-Site Work (explain in detail)			
Recreational Amenitias	332,500.00	17,500.00	350,000.00
Rehab of Existing Common Areas	<u> </u>	·	
Rehab of Existing Rental Units	8,414,530,50		8,414,530.50
Site Work			
*Other (explain in detail)		<u> </u>	···
A1.1. Actual Construction Cost	\$8,747,030.50	\$17,500.00	\$8,764,530.50
A1.2. General Contractor Fee ^{Ben Mote (3)} (Max. 14% of A1.1., column 3)	\$ 1,221,469.50	\$	\$ 1,221,469.50
	<u> </u>		
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$9,986,500.00	\$ 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	<u>(Page</u> 3
	HC ELIGIBLE (HC ONLY)	- HC INELIGIBLE	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	84,145.31	·	84,145.31
Building Permit	84,145.31		84,145.31
Brokerage Fees - Land/Buildings			·
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	81,300.00
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee See Note (5)		276,089.00	276,089.00
FHFC Credit Underwifting Fees		11,661.00	11,661.00
Green BuildIng Certification/ HERS Inspection Costs	<u> </u>		
*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
Soil Test Report			
Survey	25.000.00		25,000.00
Title Insurance & Recording Fees	85,113.50		
Utility Connection Fee			
*Other (explain in detail)		547,500,00	547,500.00

RFA 2015-111 DEVELOPMENT COST PRO F			(Pege 3
	1 MC EL/GIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
Financial Costs	ζ γ		
Construction Loan Origination/			
Commitment Fee(s)	94,284.00	36,666.00	130,950.00
Construction Loan Credit			
Enhancement Fee(s)			
Construction Loan Interest	508.398.16	329,182.07	837,560.23
Permanent Loan Origination/			
Commitment Fee(s)		38,140.00	38,140.00
Permanent Loan Credit			
Enhancement Fee(s)			······
Permanent Loan Closing Costs		24,744.07	24,744.07
Bridge Loan Orlgination/			
Commitment Fee(s)			······································
Bridge Loan Interest			··
Non-Permanent Loan(s) Closing			
Costa	28,285.20	10,999.80	39,265.00
*Other (explain in detail)			<u> </u>
3. TOTAL FINANCIAL COSTS	\$630, <u>967.36</u>	\$439,731.94	\$
A. CONTINGENCY RESERVES 5- None (6)	\$1,578,390.83	\$	\$
1. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ 2,682,000.00	5	\$ 2,552,000.00
LAND) Existing outlings	• <u>2,002,000.00</u>	•	· · · · · · · · · · · · · · · · · · ·
2. *Other (explain in detail)	\$	\$	\$
C. DEVELOPMENT COST	\$ 16,480,124.81	\$1,4 <u>96,781.94</u>	\$ 17,976,906.75
(A1,3+A2+A3+A4+B1+B2)			
D. DEVELOPER'S FEE See Note (1)	\$2,876,104_20	\$	\$ 2,876,104.20
E. OPERATING DEFICIT RESERVES ^{See Nota (5)}			
F. TOTAL LAND COST		\$4,818,000.00	\$4,818,000.00
G, TOTAL DEVELOPMENT COST See Note [7]	\$ 19,356,229.01	\$ 6,314,781.94	\$ 25,671,010.95

mpleted on the Pr) ro(ma.	
VELOPMENT COS	ITS	
Actual Construc (as listed at liem A1)	Iton Cost	
Off-Site Work		
Other:	[
General Develop (os listed at Item A2.)	ment Costs	<u> </u>
Impact Fees:		
Other:		
	Relocation expenses.	
Finencial Costs (as listed at Item A3.)		
Other:		
Acauistion Cost	of Existing Developments	

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 consultants, construction management or supervision consultants, or local government consultants.

RFA 2015-111 DEVELOPMENT COST PRO F	ORMA			<u>(Рвде 1 of 2)</u>
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF DOCUMENTATIO	
A. Total Development Costs	\$	25,671,010.95		
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. 	\$	11,618,838.00	Attachment	18
2. First Mortgage Financing	\$	13,095,000.00	Attachment	19
3. Second Mortgage Financing	\$	5,299,600.00	Atlachment	20
4. Third Mortgage Financing	\$		Attachment	
5. Grants	\$		Atlachment	
6. HC Equity Bridge Loan	\$	···	Altachment	
7. USDA RD Financing: 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	\$	32,869,742,20		
C. Construction/Rehab Funding Surplus (B.11. Total Construction/Rehab Sources Sources, Isss A. Total Development Costs):	\$	7,218,731.25	(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.

RFA 2015-111 DEVELOPMENT COST PRO FORMA

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$25,671,010.95	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$ <u>17,428,257.00</u>	Atlachment 18
2. First Mortgage Financing	\$ <u>3,814,000.00</u>	Attachment 19
3. Second Mongage Financing	\$ 5,299,800.00	Attachment20
4. Third Mortgage Financing	\$	Attachment
5. Grants	\$	Attachment
6. USDA RD Financing: a. RD 515 b. RD 538	\$ \$	Attachment
7. Other:	\$	Atlechment
8. Other	\$	Atlachment
9. Deferred Developer Fee	\$2,876,104.20_	
10. Total Permanent Funding Sources	\$ <u>29,418,161.20</u>	
C. Permanent Funding Surplus (B.10. Total Permanent Funding Sources, less A. Total Development Costs);	\$3,747,180.25	(A negative number here represents a funding shortfall.)

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

X16-285C

ATLANTIC ATLANTIC PACIFIC

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

Physical Constant Poly FHFC Advision Review 5/27/15

			11
Applicant/Owner	Entity:	St. Andrew Towers I, Ltd.	
		A Florida limited partnership	
		particular and the particular of particular	
Canadal Dorton		St. Andrew Towers I GP, LLC	
General Partne	ir:		
		A Florida limited liability company	
		APC St. Andrew Towers I, LLC - Manager	
Member:		APC St. Andrew Towers I, LLC	
Member:			
		A Florida limited liability company	
		APCHD MM Inc Manager	
0	fficers:	Howard D. Cohen, Chief Executive Officer	
	incers.	Kenneth Cohen, Vice President	
		Stanley Cohen, Vice President	
		Randy Weisburd, President	
		Kenneth Naylor, Secretary	
	lember:	APCHD MM Inc.	
14	demper.	A Delaware corporation	
		•	
		Howard D. Cohen, Director	
N	lember:	Howard D. Cohen Revocable Trust U/A/D 4/6/199	3
	Sole Trustee & Beneficiary:	Howard D. Cohen	
	,		
Member:		CHS St. Andrew Towers 1, Inc.	
		A Florida corporation	
0	fficers:	Sister Elizabeth A. Worley, SSJ, Vice Chairman, Sea	retary
-		Ralph E. Lawson, Chairman	•
		Joseph M. Catania, President	
		Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secre	+
		-	
		J. Patrick Fitzgerald, Esq., Assistant Secretary	
B	oard of Directors:	Patricia Palamara	
		Rev. Msgr. Franklyn M. Casale	
		Bud Farrey	
		Mark Panciera	
		Kenneth C. Fischer, MD	
		Auralia Foresedor	
		Aurelio Fernandez	
		Claudia de la Cruz	
		Claudia de la Cruz Aristides Pallin	
		Claudia de la Cruz	
		Claudia de la Cruz Aristides Pallin	
		Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor	
		Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard	

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 for profit under the Group Ruling for the United States Conference of Catholic Bishops for the Roman Catholic Church in the United States.

FHFC Adv. uce 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 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 Cioffl, 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 F

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" <Kenny.Derrickson@floridahousing.org> 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 G

AMR at Penewcoln Jon Restort Alpha and Omega Freedora Ministries Inc. Locame Colleppie Ken Dizua Brownshille Transf Village IV, Lui, cost. Brownshiper: Atlants Humang Partners, LLLP Toxes Doody A Partister City in Gen Artadia Hausing Authority Backy Sox Mercer Benefacial Caonwaraties LLC Doculd W Paxian IrvaloperiCottaci hunn Myon Weath Myon inlable Realty and Remiting Corp. Crinu Gka Soundelle Trenit Village IV The Keyn III Other Oniver Appendicents Howelf Brunch Core Cyprest Sentur Village Hammath House vurbourne Eizaten (Property Name Fine Koyze I 🚣 🖡 International and the second s Investigation Alpha and Onega Freedor 50 matrice Inc Leand Enterprise fac Alloidable Really and On sar Rollin Brownshills Village IV Ltd Brownshills Village II LLC. Browtawylie Village ELLtd Cidean Senior Allines, TTC ASIR at Personnyla Branners Gloup, L. C. The Oline Orave Apartments Limited Partnership Brannon Group, L. C., The fowell Branch Cove Lid Manaphan; Housing & Nergohorthaod Czerzkopracht Sryes ; Jedt Stuart, Creald A. Smith, Evic Sernano, Robert Biggers, Eleva Soff, Margunta Hermandez: Frankis Elliof Olive Gruve Apartments Linnukul 1 Purtneindhp, Benebisial Olive Gruver, 1 LLC: and RLI BeneBisia Development 9 LLC; az woll as Development 9 LLC; az woll as D Reid Brannen, fvan I Britonen D Red Bannee; (van 1 Brannen Brownsville Village E, LLC: Alpha and Omega Encoded Howell Branch Cowe I Managers, L. L. C., Howell Bearets NP OP, L. L. C. ; Treas Doody: Paul M Areadia Shoppa Authority AMR at Pepegola Inc. Affantable Curus Gien, Inc : Emply Budger, Kenneth Daum Beneficiary/Principal T.J. Fulkrmon A (Tille le/Pinate ta) 72572010-04 72010-147009-1480/2010-047CX 94572010-04 2010-14/2009-1490/2016-012CX/2011-013CX 2572010-04 2010-14:2009-1910/2010-9480X HC 1994L-006 TUEP RJP 2010-04 2009-247C 2010-01 ACX 5MI 1993-HRR-022 SAIL 1993-HER-021 PLP 2005-075 SVD 855 3000-01-02 HC 1990-043 Funding Source(1) HOME 1997789-03* SHEC Pust Due Report - as of 05/11/2016 County 0 Minau-Dade Mian-Dede Hernweda Semmol Escambel Ound DeSole Hundes ų, 8 Valua Original Lean Amphot 30 000,070,12 \$ 250.000 00 00 000 (005 5.015.000.00 007 LEF' 25 32,800,000 000,0255 \$1,577,126 201,121,12 1-127100 NA Lizz-Pesition Second Second Scoond Second Sempt Second N'N ş ы, ź 2nd Servicet: Thurs FIDCAHFE SHIDC FHFC FIDC FIFC FHEC'SA FIFCSA VSCOTHS HEC'SA E HOC SMG SMG 5 HAR SML - Luon mutural G218151 Extended lefter wert monthly, lant went 4026/16. Ower 2014 - 5016 SML Struter fees and here changes file/0511 (556/35 sure los Farth Hearing Excloptional Corporation.
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Past Due Report - Page 1 of 6

Past Due Report - Page 2 of 6

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[23] C. Dowe FBUC Administration first is a 525-540 (6), including \$12,534 in first a new year Owner indicated they could not pay and FMEC widled server to sease monitoring in \$252(1) (20).	FHDC	NA	ŇĀ	Озсерін	FDIC-AEDP	Toseph J. Savino, Mark E. Sturm, Debra Savino, Eyte M. Savino Andrea M. Savino	Florada filo using Altiordability; Inc	Three Foundailan	Floridu Bausing Alfluydubility, Inc Joseph : Suvino
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Florida Lus Encome Homelog According, Inc., cont. Self Reed	Parknde Gudens	Florida Low Income Housing Appropriates, Inc.	Flowda Low Income Housing Amoculicit, Inc	HOME 2006-017H	Manon	\$8.196.838	Scound	\$5,50	HOME - Part flue for May Title we now payment to the uniouni of \$12.454 41 and Replacement Reserve exceed payment in the amount of \$2.400.00 that were due \$110/16
Goldenrale Herality and CDC, Inc.	Culeman Enstea	Guidearate Housing and GDC. Inc	Goldeniule Houning and CDC, Inc	PLP 2005-106	Seminole	\$93,762	Fint	FHEC.5A	PLP- Doan matured on 9:30/11 Amount draws 1 are \$36,44" 12 Demical letter sent minitely, lad best 4 29:16
Grace and Trink Community Development Beakop Eugene M. Johnson	G:324 Manes	Grace soil Truth Community Development	Siabop Eugene M. Siabop, Alonta Anderson, Regensid Analey, Carolyo Lawa William Galaet, Bishop Fred Brown	PLP 2007-142	Dava	\$7\$0.000	2 crus	FHFC/SA	94,19 - Coan matured on 6-19,14. Demand letter neol providity, last seol 4/29-16. Annuant drawn 3649,989-40
H.A. N.D.S. of Cratrol Purida All McRevtolds	Lancaster Villaa	Hosting & Neighborhood Development Services of Central Florida, Inc	Housing & Neighborhood Development Servicus of Central Slouida, Inc	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOXEE Late Fee 5500 (b) Failure to gravide SR-1 Correspondences and 7(1)-10, 8/2214, 09/10/14; 107/14; 11/714; 12/29/14 & 10/715 (Developer - Entity Badger recinitat) has indicated that they are activiting to pay this like Project will remain on Plat Dise Report untit advised by FMPC that its out to waite like
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Hazitagu Parmera Group, Inc. Jamuz Kanzaid	Royal Falm Lakes	Royal Palm Lakes, Ltd.	Herstage Partnere Group II, Inc : James Kingald	SAIL 1995S-030 HC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	SAIL - Loss mattered 6/30/12 Domand lefter (and tent 4/2%)6
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Haming Independence, Inc. Debbie Schubby	Independence Village I	Howney fedepundence, Inc.	Independence Village I Apartmente	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Part doe rentraces feet 1/2/25/25/60 The owners lake schused to pay their fers and we have ceased monitoring to sliminate luture fees. Last contacted the borrover on 6/25/12
tadaachwa Noa-Profit Keusiag, Inr. Daana M. Cermen	El Mins Sol Ourdens	Okrochabec Hon-Profit Houmag, Inc	Frzik Williamon Ir., Brocida Perez, Sid Estudia, Nan Gariat. Sinda Shanki: Birhop Mauñue Alexander, Elaudia Gonez, Festie Varquez Sr.; Sister Angela Ospina; Vanerra Villapondo	HOME - 2001-029H	Okocchober	5975.000	Second	FHDC	HONGE - Statements received through 3/01-16 reflect future of bottowers to seent February and March essence deposits in approximate amount of \$1 200 each. for a total due of \$2,400. Last emode sont to Borrower 4:21/16
Jesseine Cay Apartments, LLC Beojamin Maliah	Jaamane Coy	Real Property Group	Robert Wolf	HC 1994L-093	Coling	NA	N/A	FHFC	HC - Dues FRPC 2016 FIC complaince monsuring fees trave \$1,300 Last contacted the Borrowe us 2/3-16
Jennings Developisens Corp. Anne M Walliee	Eden Park at Lionwood	Jennegs Develoption Cosy.	lionwood Athacabes, Ltd., Lionwood partners, Inc., Ironwood Associates, Inc., MCC Bond Warthowong, LLC, McIland Special Limited Partner. Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAU, 2009-0675	Alachus	\$1,025,000	Şecolul	\$340	SALL - Fast Due at a 0.56.659 00 for 2007 SALL Interest due 5/31 0A Lais charge 12% 5432 25 on 9:0.08 due immediately. Sent -email to borrower 10/2008 to question status. Part due for 2011 SALL interest 12% of a 3.857 00 the by 13:12:12 and fitting to the lais asymethetage live 3194 35 due immediately. Sent Request for update on 11/32/15. 12/23/15. 2/15/16, and 4/4/16
JJR Apartments, LLC Joel Revea	Teal Puinte	J.R. Apartoscola, LLC	J/R Apartments, LLC, Joel Reyer Naomara Reyes, Josiah Reyes	HOME (993HD-014	ນພະກາະDede	\$3,009,060	Find	FINEX;	HOME - Owns 2 Wonthly excess prevents of 30 \$21.38 each due 3 11 16 & 4.36 16 Paul due and peminder noticer sent coorthly last cent \$15/16
Local Comite 2009 Housing Carponation Patricia Weber	Oak Ruige Eslates	Out Rodge Batauce LLL	PHO-ROM, LCHC-NOM, LCHC and Long Walloon (IL Michael D Wehl, David O Deutch, and Michael M. Encomen	RFP2010-04/3009-1716/2010- 043CX(2011-023-CK	Pappellas	3 100:000 00	N'A	FHDC/FHEC	TCEP - Ower \$259 late for failure to subort 2015 A data Funderer and SK form by \$929016 Failure to submit 2015 Audited Financials and SR-1 form Late for introde was out on \$102916
Maint - Co Services, LLC Gail Cartin	Ive Charge - Hudowa	Maint - Ca Services, LLC	Gall W. Curter, Joho M. Cann	9C 1993L-096	P2#00	N/A	N-A	FHFC	FIC - Ovace FREC HC compliance maniforing formation 53,150. Last contacted the owner on 2:512016. In three longer proceedings.
Dan Calan, Milani Besch Community Development Corp. Bedrec Cuence-Barbeno	Meriduan Place (Ka Šumoun) Place)	Minmi Beach Community Development Corporation, Inc	Munu Beach Community Development Corporation. Inc. Beatra: Cuenes-Berberry: Junk Manaer, Alan Holl; Eilean Reilly, Dens Russ	DEMO 2001-08-00688,	MIMT4-Dade	\$1,008,000	Scoo nd	FIDC	DEMO - Ower replacement reserves for 2013 1.40 \$2 520. Received C/O 7/13. Monthly depende of \$1,485, should have been deposited into the replacement reserve account beginning 8/2013 Borrower bounders the two will begin matagine depoint one. The project in its Ed. operation? Ower replacement exercises for 2014 (Nov \$13,760. Ower replacement) reserve to 2015 1.4/2 \$17.760.
	The Allen	MBCDC The Allen LLC	Marte Best & Contributity Development Corporation, Icc : Bestriz Cococe-Barberto, Alas Halt Deena Quintert, Cornell Crews: Jo A musdesola, Tamie Stefforum	EHCT 50085-003	Mismi-Dode	\$750 a0p	Third	FHDC	RENT - Ower \$10.5M plus a 3* faire charge of \$529.20 for the answet EMCL wheng is all due \$3.1/13 Past due und reminder nonveg sent monthly, last sent 5/5/16

				Past Ta	JHYC JHYC				
Developer/Contact	Property Name	סא שר במותי	A micrac/Pineoc(a)	Funding Source(e)	Connty 0	Original Lass Amoon!	Lieo-Povitium	Servicent Trastec	Comancels
atuality Development Curp., cant. rbeno	Yilis Mata Apts	Mumi Beach Community Dertriggment Conparation Ine	Mann Relary, Printethel Manni, Beach Computed Derselopment Cenyonzion, Inc.; Ramina Cornea-Batherro, Jack Sahnoon, Alm Hall, Elfeen Rolly; Denar Russ	SHARE SKOLSONE ADANS	Maam-Dude	57.000.000	Second	PBC	\$ΝΑΌΣ - Oterr replacement reserves ι και \$5%, μιατόν και οξ (1, 3) 15
Momi Shai Medkal Center of FL Inc. Angel Pallon	ไม่จะกระเทชินเป็ญ Workbine	Mount Sinan Medical Center of FL, Inc	Steven D' Sovensen, Arrold Jaller, Alex Mender, Wayns Chapter	GWHIP 2007-022W	Musey-Dock	\$3.255.000	Servad	FHEC	CWARD + Owen 2015 CWHER enroyeet her of \$11,999 due 4/210/16 Reminder conversion 378/16,4 19/16 & part due notice cent 5/5/16
ML Curnel Gardens, Inc. Curnell Smith - SPM	Munt Carnel Gardens	Mr Carterl Gashertt, Lyc	hit Cartral Gardene, Inc	EHCT. 1997-002	Deal	5162,168	Scuopul	ACSSA	IEPECL - Lowen meterice 8-21 2013 - Borrower so scoled new towning in REA and has completed receit underwriting and moving to clouing. The EBCL toon will be part off at clouing of the new finance.
Norther Leaved Plaquing Associates (L. L.L.P. Autound E. Brachman	Wintler's Green	Nights Langed Howning Amounter II LULP	TPI Communities, LLC, John Corbert, Hugh Jacobs	HOME 1999-01014	Colliar	\$2,043,000	Second	귀따오	(SMOE "Statismister reserved, Nangeh X"11 (is calles): follow of themps to 6 origin? It shouly real March even of sports to some 1 int analyzing includer: in approximate annual a UT1,855 each for (stat) eC3.7110 "Stelements mix-PR calles) in the calles of the Followay and Statism in psycolicities annound at \$2,804 each, for a total due of \$53,600." Email tent to 8 mm rese 551(6)
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Developer/Contact	Property Name	Orraer Eatly:	A Mtliste/Finanetal Bear fictory/Principet	Finaling Source(s)	County	Original Least Amount	Lien-Pasitina	Servicen' Trustee	Commente
Park Aichey Development, Jpc. Thoras Thompkins	Pusk Slicher uhn Regenie's Fulter Part Gestey Development		Pauk Suchay Apartments LTD. Park Riche, A Austracada Inc., A Wayne Rich, Hudan, Elouing Jac Credit Ruch, Hudan, Elouing Jac Credit Fand IV, LP, Hudan SLP, LLC,	SAIL 1993-079	Pietou	52 UUU,UUU	Serioná	SMG/SA	SML + Pinn Dae for Doornbor & January monthly payment to Tet montgarge. Parke County HEA boods serviced by Walker & Dunley. The result on a 114/15 from Annagement company toby have been instructed in non-mixing montgage symeans of actuate of funding a 2015 - reserved on the prior first insider default public along 127/15 - 2015 - end. Multice of Bloeshof Low Constant letter to
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Plues Apartments of Palm Bay, LLC Jefferry W. Wells	P.MT	Punzi Aperiments of Palm Boy, LLC	Jellikų W Wells, T ocro pont W. Wells	FDIC-AHDP	Breven	NA	NA	FHOC	EDC - Part das vertruer loes vido S16.982 28 Jacones sem 2 [J214] Reminder Motter wet S20244 2 Wort Das Notice and 417814, 33314, mpl 722314. Removed from MOU on 11/24/14 Jacobe house easted consumeries.
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Preservation of Affordable Housing, Inc. Auron Corretein	Cudiet Manot	Preservalovn ot Alfordable Housing, Inc.	POAH Cutter Manor, LLC; Preamative of Alfordsble Heurice; LLC	SAL 2001-036S	Miami-Dale	S2,661,095	Second	SMO	تاريخ د 1944 نام الله الله الله الله المعالمة المعاملة المعاملة المعالمة المعالية المعالية المالية المالية الم المالية المالية المالية المالية المعالمة المعالمة المعالمة المعالمة المعالمة المعالمة المعالمة المعالمة المعالمة
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Real Estate Management, LLC Richard Willic	Belmont Gordens (VBL I)	Brimont Gardern, LLC	Real Effair Management, LLC	FDIC-AHDP	Estambia	NA	NA	FHDC	EDG- "East due survice: next was \$5,012.44. The owners have reflated to pay these Sets and we have standed monitoring to climitatic fitting forms are started the borrows on \$2,5712.
	Lloyd House (VBL II)	Lloyd House, LUC	Real Estate Management, LLC	EDIC-AHDP	Ercambia	NA	Ná	FHDC	EDIC - Paul due terrison (see vigo \$5.012 48. The obstate have cultural to pay the i face and no have scaled monifying to elimitate linuae fees 1.25 contacted the borrower on 6/25/12
	Villa Barrelona (VBC f)	Ville Barvelona, (J.C	Real Estate Munogcovent, LLC	FDIC-AHD?	Escanthia	NA	NA	NHEDC	5005 - Barki due werveer faan waa, 55 012 48 The waren have retuand ha pay their tweet and we have general monitoring to offinitate luture lies: Last contacted the borrower un (625/12
Reliance Housing Fennelstive Inc. Thomas Stuth	รับอยู่ระเพง รับเทร	Refuance-Proystato Associator, Lid	Reliance-Program Amoriakes, Ltd., Refiance-Program, Lt.C., Reliance Housing Services, L.L.C., and Reliance Housing Foundation. for	RFP2010-04 2010-14/2009-123C/2010- 933C/7/2011-014C/X	Browward	4,480,000 00	1nd	SMG/FHPC	TCEP - Ones 1591 fair See for Sailvet 1: When: 1915 Audiod Francesk coad SO: 19m M 923016 Failue to submit 2015 Audiod Francisalt and SR-1 firm. Lue fic: invoice wolt aut on \$102016
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Blahmen: Group Kondus Miller	Ska Shern Villas	শিলেশনে ამ Mousing P აძაი ობიდ II. Lid	RMS GP, LLC; Rechard P Richman, Kristin M Miller, David & Sulzman	SALL 1993-MRR-001	Miami-Dade	32,573,200	Sacobd	FHICKSA	אראיז אין
Ridge Winter Flaven Ltd. Nathaniel Birdaong	Ridgewood Apartments	Rudge Winder Haven Led	Bidge Winter Kaven Ltd. Nathannet PLP 2007-149 Birdsung	PLP 2007-149	?olk	SGI 5,432	Second	5HPC/SA	1915 - Dain metuud on 7-1114. Demand deber den mandel tasi weid 4779.36 Arennut dan saa 576 J89 Ga
SCLAD Pedro Rodinguez	Putt 210cc	Spinal Cond Laving Assessment Development, Inc.	Spinal Card Living Assistance Duvelopment, Inc	HOME 1995558-044	Mamt-Dude	SL 372,677	Piete	SMG/SA	IRONG: "List manufact & 11 (6: HDNRE functionership in frequencies for instructioned and constructed to an unmerizing loan. Under service by orealit underwriter and terms of transactured "war profiling lists! recrevederministion by FEPC."
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Ernen avit fi	Lundy-Cort Community	Distant Plants D	W indentare	Wilmingdon	Whispering Pressi	Westop	Wolteney	Cinnamon Cóve	SI Gridet Manwr	Schneste-Konneth Collint (Scient) Owkey	Georges Arms	Property Name	
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Yanzal Yebox Huge Capaters	Wettide Mini Ilrez, LAI , Willie Lickwin, Janubis Suzikat, Octalid Joher, Lonnic Slowart, Cluxiez Spanoe	T Willard Fast	Sianwood Property Terret, Inc.		Starwood Progerty, Trust_Inc	Surwood Property Taut. Inc	Starwood Property: Tiese, Soc	Daniel Granon	Tranble, Bruer, Marri, Donna, Weirer, Bent Lofgrun, Ocner, Lamon, Daniel	SP Johnson Kenneth Curat LiP, SP Johnneth Kanneth Court GP, Inc , and J David Page, individually	SP GA Möneget, LLC: SP and MS. LLC: J. David Page; Michael Molenast, Scott Seckinget	(A Filiate/Fitantein) Berie Nethry/Frine(ps)	
HC 1992-0155	921-5002-178	SALL 93-HRR-004, HC 94L-063	3659 3010-14-14	5012-4-4-18 2012-4-4-18	8,59 30 (2,44-1) -	SQC11-2002 TWS	SAL 2002-11255	HC 19921-054	R5P2009-04/2007-039X	8FP2010-0-12010-015CX	SVIT ET(3014-31)S	Funding Source(n)	Past Du
Miarriw-Danke	Duval	Muzeni-Dade	Scrubol.	Profe	Si Johns	21:11sbocraugh	Orange	Hilthorough	Findlas	Hultrio 10 ugb	54 त्यां गथे ह	County	Past Due Report - nx of 05/11/2016
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Past Due Report - Page 6 of 6

				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affillate/Financial 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
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		na	10/15/14
Bay Equity Investments, Inc. Ronnie H. Adams	Magnolia 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	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 \$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.	Atlantic Oaks Pariners, 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
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Nonita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manatee		Fitst			01/02/14

Foreclosure Report - Page 1 of 5

				FHFC Foreclosure Report						
				as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princip at	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
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Ösceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Weils Fargo		11/13/09
Land Trust, Inc.	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 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	Nia Terrace	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.	Laure! 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 Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Mlami 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.	2001-034\$	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 SALL \$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

Foreclosure Report - Page 2 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	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. Steinfurth	Gifford Groves	Meritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
	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 Alllance 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 7 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	\$21,806	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.	l∩glis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Davelopmen <u>t</u>		10/04/02
John M. Curtis Kashi Church Foundation, Inc.	Ivy Chase Apartments By The River	John M. Cuttis 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	AmenNational	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	Sliver 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

Foreclosure Report - Page 3 of 5

				FHFC Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name		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	Foreclosure Completed / Loan Charged Off
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Apartments, Ltd.	Gail W. Curtis, Steve <u>W. Scott</u>	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		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	п.а.	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	Nosh 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 Roya) Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duyal	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, 11C	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		MR 19895	Broward	\$28,000,000	First	First Housing		1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		901-069	Palm Beach	n.a.	<u>n.a.</u>	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	Settzer 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 Omm. 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- 526C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universat 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 00-015	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
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	AmeriNationa!/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,620	Fourth	FHFC/SA	\$374.115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Paims (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	Warthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,00D	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/Princlp al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
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
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	₽∟₽ 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 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	96-0015		\$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

Short Sale Report - Page 1 of 2

				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		\$81D, 6 14	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.	958-044		\$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
White Oak Real Estate Dev. Corp. Kevio King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Öak Real Esta	99 -060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

			c	FHFC Other Writeoff Repor as of 05/11/2016	t					
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficlary/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
Bruce L, Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	69-001S 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
Солsortium 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	1		\$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 Jerdin 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	\$218,526	03/01/16
Lutheran Social Services of North Florida, Inc.	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	\$45,966	12/31/2010
James T. Freeman 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

				FHFC Other Writeoff Repor as of 05/11/2016	t					
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	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	1	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 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 1	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

COMPOSITE EXHIBIT H

From: Sent: To: Cc: Subject: Liz Wong <lwong@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:|wong@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 E-Mail | Website | Facebook | Twitter | LinkedIn



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

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

To: Jonathan Del Sol <<u>idelsoi886@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
 <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 o 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 Duc 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) 476.1857 E-Mail V-Card Website Facebook Twitter



Buwau ile Transi Vilege III, Lod Brian Nycri				Benefickal Communities LLC Donald W Paxton		Athenic Heusing Partners, LLLP Tricia Doody	Arcutha Honsing Authority Beoliy Sue Menzer	ÁMR et Petsacola Jím Ræves	Alphe zud Onege N Lorzane Gillospie	A filorduble/Citrus Glen Ken Dixon	A flurdeble Reality and Hauging Curp J. J. Fulkerson	Developer/Coblact	
	vübge (II., Løt.			Viter LLC		olaera, LLTP	sberiy		Alghu sud Oncers Presdan Muaarws Inc. Lorraire Gilloppe	len	nd Hauging Carp		
Brownsville Transit Village IV	Brownsville Transıl VIII อยู่ร III	The Keys II	The Keys 1 & I	Olive Grove Apartments		Howell Branch Cove	Cyprex Senur Villágs	Lillion Fireword	Fiantah Ecose	Citras Glen	Northnume Estalet 1	Рторетіз Каянс	
Baswesville Village IV. Ltd	Brownsville Village D, Ltd	Brannan Group, L. C.,The	Brannon Orodop, L. C., The	Oive Grove Apariments Limited Partnership		Howell Branch Cove Ltd	Cyprens Sendor Villegs, LLC	AAR iil Penuseola	Alpha and Orruge Treedom Minister Be	Lelaad Enterproses, inc		Ownet Endity	
Brownsville Village IL LLC:	Brownsvolle Village II, LLC;	D Red Brances, (van L Brannes	D Reid Brannon; Ivan f Brannon	Olive Grove Apudments Linoked Partnership, Benedicial Okive Grove, UJC and RLI Benedicial Development 9 LLC, as well as Development 9 LLC, as well as Development 9 Lance and Robert Lornes, Individually	L.C. ; Tretas Doddy, Paul JK. Musicignati, Houling & Krighbothood Development Stress ; Jeff Snaut, Gerald A. Smith, Evid, Semmor, Robert Edd, Smith, Evid, Mazgani h Ermundez, Fradizie Eliliot Mazgani h Ermundez, Fradizie Eliliot	Howell Branch Cove I Managers, L.L.C.; Howell Branch NP GP,	Arradia Housing Autionity	AldR at Pensooula faar	Alyba and Orocy: Frezdein Sigipianes Ion	AEfordabiev'Gruy Gien, Ive: : Ermly Badger, Kenneth Dixon	T J. Fulkerson	Affilinte/Franzelal Bezeficiary/Principal	
RF72010-64 2010-14/2009-149C/2010-	RFF2010-04 2010-14/2009-148C/2010- 047CX	SAIL 19934R&022	\$\$AD 1993-HER-021	RFP2010-04 ., 2014-14/2009-191C:2010- .049CX		1CEP RFP 2010-04 2009-247C	102 €015	HOME 1997HE-037	алш кер 2006-01-07	SAIL 935-013 EC 1994L-006	1	Funding Source(3)	Past Di
Mi arri-Duile	Miami-Dute	Dade	Dade	Vi,язляни		Samutofe	DeSolo	Eyeambu	Hander	Orango	Hernundo	County	Past Due Report - us of 05/11/2016
5.850.000 00	5,000,000 00	\$1,481,200	51,481,200	5012210.2		\$2,500,000	000,065\$	\$427,000	£1,277,186	\$1,570,000 0b	NA	Orighal Lost Amoth	1/2016
Zod	2nd	Second	Second	WA		Second	Secold	prbacks	Sccoad	2nd	AN	Lun-Pasition	
FHDC/FHFC	FHDC/FHPC	THDOSA	fhtic/sa	para-para-		FEDC	FHPC/SA	SMG	SMC	FHFC/SA	THFC	Servicen' Trästee	
TCEP - Ower 5339 Life for Sol Failure to submit 2015 Audited Financials and SR-1 form by \$727010, Failure to pubmit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice	ICEP - Owen S250 late fee for Failure to submit 3015 Avdited Fronzulat and SR-1 form by Sc2006 Fullyte to adhmit 2014 and 2015 Audited Finnesials and SR-1 form Late fee invoke readout on S102506	SAIL - Loan malued 1/31/16 Demund icites cant monthly, hart sent 4/29/16 Demoney has not provided poor for Matsch and April sceney deposition sporounnet amount of 58/300 coch, for a holar of \$16,600. Remainder annul malicas sont 4/20/16 and 5/31/6. (Covers Keys 1 and II as vieft 1)	33/LL - Loan matured 1/31/16 Demard Infersteet quotility, last heat 4/29/16 Bornever has not provided proof of Maarch and April exters 4 depoils in a pproximale, answers of 82-300 ctach. (or a looka of 316,000 Rearisolver email notivers and 4/20/16 and 5/3/16 (Covers Keys III as well).	17:229 - Oyara SSS3 hee're, far Fallors to submat 2015 Authoui Financiula and SR-1 iorn by 51:22016 Failtors to submit 2015 Audited Financiala and SR-1 form Late foc ioroise sect out on 51:092016		TUDY-Ower I quarterly TOEP waveing for of \$1,276 09 dist 439416 Part due online west \$1516	PE P - Lawa maluerd on 94/2211 Barrover set of cavali tatung they are unable to populi han on 19713 Domund letter sett monthly, hai cont 473916 Associet drown 44'a SDS,117.63	SchL. 78 jut: to adopt opper of resolution sharmonic for 744 and ReR extrow accounts. Security interacts have been mode to violation them and developer han noi make any attempt to animal the requested substrates. Developer well and provide attempts the situation of 02215. No Response. 1011/15 Seak erand to FRFC for 1/peaks 1232015 and 21515 is request for injekted information was seen to the bestowert. Scali failow up removies he burrower 4/415	Schu, "Pait and leading, degenerating, Coulter, Nerrember, December, Johang, Faluany, Faluany, Yakuk, Apni, and Xang, Tara and humane pay payments in 100 Mar. July, Anguin Sphamber, October, Nerrander, Decamber, Jhnung, Painany, Manich, April and May Replacement Sphamber, October, Nerrander, Decamber, January, Painany, Manich, April and May Replacement September, October, Nerrander, St. 100 W. Tau die kun ber, 2014 S. M. awreting feer 1465 Sph@P20 Mexim. Berner das, 31513 6 Schult and the out. 2014 S. M. awreting feer 1465 Sph@P20 Mexim and September 1665 Sph@P20 Mexim and July Replacement for expression for an uter invasional annual famps in a citating at an user site and an anti-sphere feer mander with new repression for property has base september 150 Sph@P20 Mexim. Schult exact and an anti-sphere feer mander with sphere september 1600 Meximum and the site sphere. Sphere Schult exact and termination and an anti-sphere september 160 Meximum and an anti-sphere september 160 Meximum. Schult exact and an anti-sphere september 160 Meximum and and an anti-sphere september 160 Meximum. Schult exact and an anti-sphere september 160 Meximum and an anti-sphere september 160 Meximum and and an anti-sphere september 160 Meximum and an anti-sphere september 160 Meximum and an anti-sphere september 160 Meximum and and an anti-sphere september 160 Meximum and anti-sphere september 160 Meximum anti-sphere september 160 Meximum and anti-sphere september 160 Meximum and anti-sphere september 160 Meximum and 101 Meximum and 160 Meximu	B.C Over PHEC 2016 IC compliance rownlying feet site \$1,200 Leat contacted the Borrow on 25266 SALL - Leater manyrep 6-928/37 Dermol Intra sort monthly, has you 4/25/16 Overa 2014 - 2016 SALL Service fees and late charges liviu \$11,956.23 due to First Howing Development Compation	HC + Owns EFEC HC (RD) complution incending fees view 3450 day 511 [2015, including past day fees of \$225 due 7.7/2014 Last contracted the Botrower on 325/2015	Commean	

YHPC

Past Due Report - Page 1 of 6

				Past Do	PHFC as Report - us of 05/1				
teve lopez/Confact	Properly Name	Owner Entity	A fillate/Flowneral Bene fielory/Frincheal	Funding Source(s)	County	Original Loss Amount	Liep-Pasition	Servicer/ Trustee	Commetels
CarEulo Development Group Davida Ordiz Gonnalhon Dei Sol	Mugnolia Crossinga	Bell Ridge II. Lni	TCO Bell Ridge ILLLC Carlisle	ЮОЮ 2006 8-сс: К КRLP 2005-305ЭнК	Sante Rosa	\$4.769,6401 \$4,709,801	Fint Second	ACS	BONDYRED - 1/A CNA was prepared for the projectivit is 2014. The assessment recummends an increase of 5629 79 year unit (52,519 160m o) (non 5255 50 per unit (51,022/mo). The borrower did not respond to Servicera (BAAL) request for plan. However, and failed further compendance with PAAL it was discurred they sent their notices it an ambridded in ologer with Caffield. Caffield has been appreciated to the sent their notices in an ambridded in ologer with Caffield. Caffield has been appreciated by the sent their notices in an ambridded in one BAAL, side as they are availing legal counsel to concurrently however, the holding in new con- BAAL, side as they are availing legal counsel to concurrently in the sent plane. Therefore, uncrease has been delayed. Respects for status update zero to SAAL. 3:14191 Review and the sent BAAL effective addressing Rimenses. Class update zero to SAAL. 3:14191 Review and the sent BAAL effective commenciation free BAAL for counter update 7:17015 & 1027015 has include commenciation free BAAL or Caffield regarding mercase. 12/22/2015; additional inquiry 2:1462016, BAAE, sent cound to CPM 273.27016 instreaming the monthy replacement incerver requirements of \$727 PM hast effective 2:116 BAAL review of affective of streaming delivery. N response flower property to date Additional BOINW g(BAAL, to Chaff Feidman - Carliste) 4/18/2016 - Borwwer incerver incurrent for the count of atomight delivery. N weapower flower appreciptive date Additional BOINW g(BAAL, to Chaff Feidman - Carliste) 4/18/2016 - Borwwer incerver incurrent for the sent for the count of the sent for the s
Carlisle Fruperty Munagement Corner Seldattinga	Brownsville Transa Village II	Brownsville Village II, Lid		RFF2009-04/2009-056X	Miami-Dwie	21,763,500 00	bné .	FHIDC/FHFC	TCEP - Over \$250 Late for 50 Fulues to submit 2015 Audited Francials and SR-1 form by \$2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late for involve and out out of \$10/2016
	East Village Dira Ehlinger Apartenents	Enlinger Apartments, Ltd	Ehlinger Apartments, Ltd., CDO Ehlinger Apartments, L.L.C BBC EHLINGER APARTMENTS, INC		Broward	6,275,000-00	4 0 1	SMG/FHFC	TCEP - Owner SESO Late for Sectors to subput 2015 Audited Financials and SR-1 form by S222016 Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late for provise weak out on S/10/2016
	Evereti Siewart Sr Village			RF72009-04/2009-040X	Miami-Date	21,768,500 00	-4ús	SMG/FHFC	TCEP - Ones \$250 Isle Scc for Facilite to enternet 2015 Audited Financials and SR-1 form by S/2:2016. Fallers: to submit 2014 and 2015 Audited Financials and SR-1 form Lats fee involve each out or 510-2016
	Metro Apartments (The Beacon)	Ark Development Överlown LLC		RFP2009-04/2009-058X	Miami-Dade	20.653,000 00	3rd	SMG/FRIFC	TCEP - Ower 5250 lette ice for Failure to solver: 2015 Audited Financials and 58-1 farm by \$72/2016, Failure to nutmit 2014 and 2015 Audited Financials and SR-1 form. Lote fee invoice reat out on \$/10/2016
CEDO Heuring Development Curp. Al Gunn	Triple Oakr II 6/k/n Omega Villas	Omego Villus Apti , a Ilivisiun uf CEDO Housing Dev Corp	CEDO Housing Development Corporation, Junes Palster, Inez Holt; Robert Green; Wilte Major Jackson: Jerome Showmr, Marilyn Anderson	SAIL 2000\$-107	Gadøden	\$2,490 000	Second	FHFC	SAIL - Owes 2008 SAIL interest 1343 580,588 due 12/31/09/ areas 2011 SAIL interest 1240 S3 1094.95 due 12/31/12, over 2013 SAIL interest 1240 S23,876, over 2014 SAIL interest 1240 S25,473 Borver remain a part due for reserve under FEFC Obligations, telefing 540,969 to the 5f1/16 (FFFC requirements are monthly deposits of 52.083) 3/2/16-Paul Due notice sent to betrower regarding inputs 2008, 2011, and 2014 SAIL interest due
Compusity Housing Initiative Trast. Inc. Nucle Tenponny	Willow Brook Village	Community Hotteing Initiative Trust, Inc	Community Housing Indiative Trust, Ice	SAIL 1996S-003	Brovard	54,348,548	First	ACS/SA	SAIL - Losn marined 4/13/12. Borrower's regionil Soir Joan extension and modulocation approved a the October 30, 2014 FHFC Board meeting and document modification is in progress
Complete Property Development Company Joseph Grossen	Vista Del Lago	Vișia Del Lago, Limileă Partnembip	Vista Del Lago Developmant Corp; Joseph F Crossen; Lyle Howland	SAIL 19958-011 HC 1996L-007	Pairo Beach	\$600,000 N/A	Sceend N/A	FHDC	SAIL - Per enseements received from the borrows: through 3-31/16, RR deposits are past due opproximately \$1,179 Lust estail to Borrower and 4/14/16
Consensione Group Development LLC Mant Mailer	Villa Capit Phase D	Vella Cepri III Asmocaetor. L tu	Registered Ageots of FL, LLC; Comerstone Villa Capri III, LLC	RFP 2010-0512/2009-510C	Collier	14,582,575 00	2nd	SMGFHFC	TCEP - Owns \$250 late for any failure to substail 2015 Atalated Financials and SR-1 form by \$2523016 Failure to substail 2015 Audited Financials and SR-1 Jorn. Late los invoice sent out on \$0 102016
Rasi Little Havann Cummissity Development Carpenation Amis T. Rodrighez-Tejeta	Rid Towers	East Little Havana Community Development Corporation	Anita T Rodrigonz-Tojena, Walfordo Gort, Florentino Almeida, Yunis Secura	HC 1990L-031	Miona-Dade	N/A	N/A.	FHFC	HC - Overs FAPC HC compliance monitoring fores i late \$6,750 Last contacted the Bottowert on 2/2/2016
Inna i, concepto previopnent and Operations Educity Housing Development and Operations Corporation Steve Prefuls	Midsed & Clause Pepper Towers			RF2016-042009-092C:2010- 026CX/2011-097CX	Miami-Dude	2,300,080 00	ind	ACS-FHFC	TCEP - Ower \$250 late fee for Failure to rebuil 2015 Andrid Financials and SR-1 form by \$22/2016 Failure to submit 2015 Audided Financials and SR-1 form Lale fee invoice sent out on 3/10/2016
Florida Housing Affordubility, loc Joseph J Saving	Three Foundairs	Florida Rousing Allordobility, Inc.	luseph I Savino, Mark É Storm, Debra Savino, Kyte M. Savino, Andrea M. Savino	PDIC-AHDP	Osecola	NA	NA	FHDC	FDIC - Ower FHFC Advantization Feet value 325,369 96, including \$12,634 16 for a prior year Owner indicated they could not pay and FHFC notified retriever to cease monitoring on \$2015
Florida Law Income Housing Associates, Inc Jell Reed	Magnalus Vittage	Associates, Inc	Floreda Low Income Humang Associates, Inc	HOME 2003-006H	Calinza	\$2,931,000	Second	SMG	HOME - Part due tor May T&I excreme payment hare \$3,088 99 and Replacement Reserve as tow psystems in the amount of \$333 34 that were due 5/10/16
	Nature Walk	Florida Low (nonine Houring Amounted, Int.	Florida Low Income Housing Associates, Inc.	HOME 2005-008H	Citrus	\$4,220,000	Second	SMG	HOME - Past due for May Tell encrow payment in the amount of \$4,091 55 and Replacement Reserve supply payment in the amount of \$1.041 67 that were due \$10.16

					e Report - as of 05/1				
Developer/Contact	Property Name	Owner Entity	Affiliants/Planateial Beneficiagy/Principal	Funding Source(s)	County	Original Lans Associat	Lien-Position	Servicent Truncos	Comments
Florida Low Income Housing Associates, Inc., cont. Jett'Reed	Puckside Gardens	Florida Low Income Housing Associates, Inc.	Florida Low Income Housing Associates, Inc	HOME 2006-017H	Maripo	28,196,838	Second	SMO	HONCE - Past due for Man T&I excrum payment in the smount of \$12,454.41 and Replacement Reserve exprove payment in the attound of \$2,400.00 libit were due \$/10/16
Goldsande Homing and CDC. In: Cynthio Hamilton-Smith	Coloman Estates	Goldenruit: Housing and CDC, Inc.	Gaeldencale Housing and CDC. Inc	PLP 2005-106	Scolumoto	\$93,700	मित्रव	FHFC/SA	PLP - Luen matural on 9/30/11 Amount universition \$36,447 12 Demund letter acor monthly, la west 4/29/16
Grace and Troch Community Development Bishop Zuguns M Johnson	Grade Marior	Grase and Truth Community Development	Sishop Eugene M. Bishop; Alonza Anderron; Reginald Analey; Carolyn Laws; William Gaines; Bishop Find Brown	PLP 2007-142	Duva!	\$750,000	Fees	FHFC/SA	PLP - Loan matered on 6/19/14. Demand letter sent monthly, fast and 4/29/16. Amount deriver 3649;989.40
H.A.N.D.S. of Central Storids fill MuReynolds	Lancaster Villas	Hormog & Neighborbood Development Services of Control Fiotule Inc.	Hotoring & Neighborhood Development Services of Central Florida, Loc	HOME 1996FIR-015	Отарда	\$954,419	Second	ACS	HOME - 2013 HOME Late Fee 5500 for Fashin to gravide 58-1 Correspondences and 7/14/14 (\$2214, 69/10/14; (07/14; 11/7)/4; 12/29/14 & 10/2/15; (Developer - Emily Badger (contact) has indicated that they are relating to pay the fee. Project will remain on Pass Due Report anti) pairiand by FERFE List if a 15 the wave fee
Hands for Humes, 100 Billy & Tenking	Crewlord Street	Hands for Homes, Inc	Billy O Jenkins; Carolyn A. Jenkins; Steve Batter	HOME 1995HB-002	Qsceola	198,50\$2	Fual	FH€C	HO24E - Owner permianent lows servicing for and late fee totaling \$525 80
Herris Group, Inc. Cuthy Harris	Liberty Center II	Liberty Center II, Lid	Harris Group, II, Inc.; Cathy S Hurris	SAIL 1993-0545	Duval	\$1,429,329	First	\$14DC	SAIL- Owns 1 monthly principal payment a No \$4,132 17 due 5/1716 Remader noises sona 5/5/1
Herituge Purmers Group, Inc. James Kincaid	Royal Polm Lakes	Royal Palm Lakes, Lid		SAIL 1995S-030 HC 1996L-010	Palm Brech	\$389,945 N/A	Scored	FIEDC/SA	SAIL - Loans matured 6/30/12. Demand letter last sent 4/29/16
Housing Baterprises of Fort Landerdale Inc. Fam English	Dr Kennedy Homes	Dr Kennedy Hernes, Ltd		RFP2010-04/2009-1440/2010- 079CX/2011-010CX	Broward	\$,000,000,000	Jut	SMG/PHFC	YCEP - Ower \$230 late lev. for Failure to industria 2015 Audited Ensamials and SR-1 form by \$2/2/016. Failure to industri 2015 Audited Financials and SR-1 form. Late fire invoice sent out on \$10/2/016.
Housing Independence, Inc. Debbig Schaibly	Independence Vittige I	Homing Independence, Inc	Independence Village LApartments	FINC-AHDP	Hillsborough	NA	ŇA	FHDC.	PDIC - Past due services these state \$1,559.00 The owners have related to pay their face and we have nearest manifolding to eliminate future fees. Last contained the borrower on 6/25/12
Indiantsera Noe-Profit Housing, Inc. Donow M. Carman	El Mira Sol Gardené	Okozahabee Nos-Profil Haumag, Inc	Frank Williamann Jr., Briosida Perce, Sid Katuda, Jaan Daraka Sinda Shanka Bishop Maurice Alexander, Claudia Gomez, Jossie Vasquez Sr.; Sinter Angela Ospina; Vasquez Sr.; Sinter Angela Ospina; Vasquez Sr.; Sinter Angela Ospina;	HOME - 2001-029M	Discontrober	\$975,000	Second	FHDC	HOME - Statements rescrived through 3/31-16 reflect farbase of Borrower's remain February and March sectors depends to approximate arreved of \$3,200 each for a total due of \$2,400. Last found went to Borrower 4/21/16
Jasmine Cay Apartments, LLC Benjamin Mullah	Jaumina Cay	Read Property Group	Robert Welf	HC 19941-095	Collier	N/A	N/A	FHEC	HC -Owen HEC 2016 HC complement measuring tree uses \$1360 Last contacted the Borrow on 2/5:16
Jenningy Development Curp. Anne M. Wallace	Ellen Park at Ironwood	Jennings Development Corp	Ironwood Associaten, I.M.; Ironwood partners, Inc.; Ironwood Associates, Inc.; NEC Bond Warebouning, I.L.C; Milland Special Limited Purnet. Inc.; Aane M Wallsee; Edward L. Jennange, Ir.	SAIT, 2000-0675	Alachua	\$1,025,060	Scrotel	\$MG	SAIL - Peet Dae Use 38,559.00 for 2007 SAIL Interest due 5/31/08 Lefe change stato 5432.95 or 9/508 due immediately. Sent estant 10 borrower 10/2008 to question stator. Part due for 2011 SAIL interest five 5.3 kB7 due to 5 W 31/13 and addition for the faith systemet (states raised in the state of 19/43 due to 5/43/3 due to 5/43/3 due tommediately. Sent Request for update on 17/12/15, (2/23-15, 2/15/16, and 434-16.
JJR Apustments, LLC Jacl Reves	Teal Puinte	JJR. Aperimenis, LLC	JJR Aparlments, LLC; Joel Reves. Xiomara Reyze: Josiah Reves	HOME 1993HD-014	Miama-Dade	31,000,000	โกล	FHDC	HOME - Owes 2 monthly earnow payments of 56,821.38 each due 3:31/16 & 4/30/16 Part due and remander notices sent monthly, fast cent 5:5/16
Local Community Housing Corporation Patricia Weber	Ösk Rådge Eslates	Oak Ridge Extained LLC	PHG-MM, LCHC-MM, LCHC, and Louis Wolfson III, Michael D Wohl, David O Doutch, and Mitchell M, Freedman	RFP2010-04/2009-171C/2010- 043CX/2011-023CX	Proz.240	3 100,000 80	N/A.	FHECTHFC	TCEP + Ower \$350 late for for Follore to etalmin 2015 Austrical Entanciate and SR-1 form by \$72/2016 Faulture to submit 2015 Austrical Ennancials and SR-1 form. Late for invoice sent out on \$710/7016
Materia - Co Services, LLC Gail Curter	lvy Chase - Hudson	Maint - Co Services, LLC	Gail W Curtis, John M Curtis	HC 1993L-086	Paseo	N/A	N/A	\$10C	HC - Ower FHFC HC compliance monitoring fact (4/0 \$3,150 Link contacted the owner on 2/5/2016. In forectorum processiongs.
Mianai Beach Commandy Development Curp. Beatnee Cuenze-Burberio	Maridian Place (Ika Sumouth Place)	Miami Beach Community Development Corporation, Inc	Mismi Beach Community Development Corporation, Inc.; Beatriz Guenes-Barberie; Jack Johnson: Alan Holl; Eilean Reilly; Denis Russ	DEMO 2001/08-006HL	Miami-Dade	\$1,900,000	Second	FHEC	DEMD - Over replacement reserves for 2013 2/46 55,020, Received C/O 7/13, Manthly dopout of \$1,480 about have been deposed only the replacement reserve second heging mang \$-2013 Barrowers has indicated they will begin making deposits once "the project is in full operation" Over replacement reserves for 2014 usin \$17,760. Ower replacement reserves for 2015 usio \$17,760.
	The Ailen	MBCDC The Allen LLC	Miami Brech Community Development Corporation, Inc ; Braftiz Connea-Barbane, Alan Hall, Donna Gunther; Cornell Crows; Jo Asmundeson; Tames Shettman	ERCI. 2008E-002	Miuni-Dode	\$750.000	Thurd	FHDC	EERCL - Ower \$10,584 plus a 57, late charge of \$272 20 ket the expand EERCL matcing load due \$31/13 Past due und reminder notions not monthly, last vent \$15/16

				Past In	FHPC = Report - un of US/1	1/2016			
Beveluper/Contect	Property Name	Cremer South	A filitate/Finencial Baser/iciary: Principal	Petuling Source(1)	County	Original Lass Amount	Lie - Pailtin	Servicer/ Trustee	Comments
Beatrice Cucnes-Barberio	Willa Muria Apte	Marai Brach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cueren-Barborio; Jack Johnson: Alan Hall, Eileen Reilly, Denie Rom	Fiall? XX4-00-FNZ	Miami-Dude	\$2,000.000	Second	FHEC	SHADP - Own replected interver visio \$\$6,100.00 is of (2.3371)\$
Mount Sinal Medical Center of FL, Inc. Angel Pullin	Luweniem Building Worktowe	Mount Sinai Medical Center of FL, Inc.	Sleven D. Sonenteich; Arnold Jalfke; Alex Mandez; Weyne Chaplin	CWHEP 2007-022W	Miani-Dede	\$3,265.500	Second	FHDC	CWHIP-Owen 2015 CWHIP nervoer Sea of \$11,999 disc 4/10/16 Remoder notices and 2/28/16, 4/19/16 & past due notice seat 5/5/16
ML Carmel Gardens, Ioc. Corwell Smith - SPM	Mount Carnal Gardena	Mt. Cornel Garderer, Inc	Mit Carnuel Gurdens, Inc	EHCL 1997-002	Duval	\$197,199	Second	AC8/SA	EMCL - Loan matured \$212015 - Borrowics awarded new funding in RFA and has completed could underwriting and moving to closing. The EHCL ions will be paid off at closing of the new funding.
Naples Lessed Housing Associates II, LLLP Armand E Brachman	Whiatler's Green	Napies Leaced Housing Associates 0, LLLP	IPI Communities, LLC; John Corbett; Hugh Jacobs	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC	360AE - Statements reserved through 3/31/16 reflect Galarne of borrower to mant February and March escrow doposits to use it an antigage holder, in approximate amount of \$17.855 each for total of \$5.710 Steleguenes show RR deposits are due for February and March in approximate amount of \$2,800 each, for a total due of \$5,600 Email send to Borrower \$/3/16
Nurstar Development USA LP Richard L Higgins	Renaispunce Proserve Plaze II	Renaixanze Preserve III. LLP	Renaispance Preserve III, LLLP, Morther Renaiscance Preserve Family U, Los, Renaismance Preserve III, LLC, Northur Development USA, LP, Rassismance Preserve Developere, LLC and Richard Higgsins	RFP2010-04/2009-1510/2010- 027C38/2041-00802X	Lee	2,995,000.00	3rd	肝田に作時で	TGEP - Ower 2550 Lake for for Failure to submit 2015 Audited Financials and SR-1 form by 572/2016 Scilure to submit 2015 Audited Financials and SR-1 form Late fee involce sent out on \$70/2016.
	Sunrise Park Apartments	Sunnee Park Phase I, Ltd	Sunvise Park Phase I, Ltd., Norstar Sunvise Park I, Inc., LWHA Sunvise Park Phase I, LLC, Norstar Development USA, LP, LWHA Development, LLC and Richard Higging	REF2010-04/2009-153C/2010- 022CX/2011-003CX	Polk	3,600,000 00	2nd	FHDOFHEC	TCEP - Ower \$250 late fee for Finler: to subruit 2015 Audited Financials and SR-1 form Late fee invoice cent out on \$7/2016. Failure to submit 2015 Audited Financials and SR-1 form Late fee invoice cent out on \$710/2016.
Norich Florida Educational Development Corp Carolyn Ford	Lanier Ooks	North Floride Educational Development Corp.	North Florida Educational Development Corp., Carolyn Ford, Toryn Wiggnar McGriff, Ota Green, Clarence Levent Sarah Floggere, Luzzie Thomar: Elvelie Manjiver	SAE 19985-049	Gadaden	\$1,430,000	Fint	FHFC/SA	SAL, - Laan matered 12/15/15 Dermand Ichter seat monthly, fast teid 429/16 Oci 11(25/05) F8B pool 2001 red totate inx lice on property 2/so 580,852 48 Failure to submit 2003-2014 Availed Franzial Sidernenia and SALI. Cash Flow Reporting Forms Overs 500 SALI. Late Filing Fee (6) 2007-2014 Overs 2004-2015 Servicing Fee i/an SSA (728 50 plus late charger of \$2,510,92. Or 20/16 nutree was mit to bonnowie regording rupsid fees Overs teplocement versive asymetric February 2016. Merch 2016, April 2016, and May 2016 into \$266 67 per month
Nurthwest Properties I, Ltd Tani English	Northwest Gardens I (Alan Apartmenis)	Northwest Properties I, Ltd		RFP2009-04/2009-057X	Broward	18,232,500.00	374	\$MG/FHFC	TCEP - Owen \$250 Into fee for Failure to subtrail 2015 Auduled Farancials and SR-1 form by \$92016 Failure to submit 2015 Auduled Financials and SR-1 form Late fac invoice sent out or \$1002016
Nortisvest Properties III, Ltd. Tam English	Northwest Gardens III	Northwest Gardens III, Ltd		RFP2010-04 2010-14/2009-145C/2010- 946CX	Broward	6,275,000.00	3 rat	SMG/FHEC	TCEP - Over \$250 loss face for Farlure to exhibit 2015 Audited Financiale and \$8: 1 form by \$72,2946. Failure to rubmit 2014 and 2015 Audited Financiale and 88:-1 form Late for invorce and out on \$1002016
Ocula Leased Housing Corporation, Inc. Brownell Ramard	Magnolis Walk II	Magnoba Walk Apartments L. Etd	Magnolla Walk Apartmenta II, Ine : Brownell Barnank: Howard L Guani, Gwendolyn B Dawson, Denias: Lasvings: Eddye Beard; Rues Jenkins: Einoza Milehell; Anna Thomas	SAIL 2002CS-159 HC 2092CS-139	Manon	SI,DKLODD N/A	Sęcond N/A	FHIX	SAIL - Táil escrow depositis and peri due approximately \$3,560 through 3/31/16 Lest remunder annali peni 4/21/2016
Orlando Leased Housing Associates. I. LP Ryan Lundorby	Nassao Bay (Orlando Leased Housing Associates, LLP	TPI Communities, LLC; John Corbett, Hugh Jacobs	SAIL ELIRFP 2010-16-12	Drange	\$3,825,000	Second	FHDC	SAIL - Ower 2015 SAIL ELI service: for al 58,368.05 due 4-76/16 Resultater nations and 3/28/16, 4 19/16 & past due nation sent 5/5/16
	Nussin Bay II	Orlando Leased Housing Associates, I, LP	TPI Communities, LLC; John Corbett, Hugh Jacobs	SAIL ELIRFP 2010-16-11	Orange	53,600.000	Second	FHDC	SAIL - Owen 2013 SAIL EL1 servicer faces of \$7,199.10 due 4/30/16. Reminder patient seal 3/23/16, 4/19/16 & part due trobter sem 5/3/16
Oreyneans Developer, LLC Scoll Oropeziak	Flagics Village	Overseas Developer, LLC:Wendover Gzeup	Developer, LLC; Scott G. Oropaza;	2009-216C	Morroe	\$2,450,000	Şecond	2740	TCEP - Past due for May Tail reactor payment va-o \$16,093 54 and Replacement Reserve entro payment hat's \$1 261 75 that were due \$/10/16
Pacifica Editia Lake, LLC Ange Disycoti	Edisto Lakes	Panúca Edisto Lake, LLC	Asbok Israni; Deepsk Israni	\$AB, 1994-0248 HC 1995L-006	Loo	\$2,681,642	N/A N/A	FHDC	SAIL - Owes 2015 SAIL remover fors of \$300 due 4/30/16 Remoder posses sont 3/28/16. 4/19/16 & part due police and \$/5/16

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beveloper/Or#tacl	Property Nume	Owner Entity	Affilient/Finencial Beneficiary/Frincipal	Funding Source(s)	County	Original Loan Amount	Lies-Pesition	Servicer/ Trusice	Comments
Pack Richey Drvelopment, Inc Chomee Thompium	Punk Rechey aka Regonary Politik	Park Ruchey Development inc.	Park Richey Agartments LTD, Park Richey Agartments Inc. A Wayns Rich, Hoddson Dossing Tax Credit Fund IV. LP Hudson SLP, LLC,	SAIL 19998-079	Ρωτυ	\$2,000,014	Sevend	5MG/SA	SAIL - Part Due 50 Desember & January mostily paytent? In 'the nottingere. Pause Ceanty HF, bonds nerviced by Walker & Dunlop, Per annali on 1/14/15 from management company here has been neithered to stop making mortigges payteneits for task of huming -2715. To received copy of the Hander details notice dated 127/15 - 20715 - sent Noure of Ensuito of Lang Coyenant letter borrowser - 27215 consolid 11 Hander and BOMD havles for an update to the payted use annotated 45615 spoke with 141 Lender utilisation of faratelesser proceedings. Finds wate rent to "Bande Meet 1 I Index's distance distribution proceedings None of Langers and Complant ifield Asynch first was done as part of the unitscipe of faratelesser proceedings. Finds wate rent to "Bande Meet 11 Index's indicated districtivity proceedings None of Langers and Complant ifield 44/15 Restingting awards in the payteneity SAL terms to send the constraint and complant ifield 44/15 Restingting awards in the approach data methicidations will consider a of power ownership indextents awards payteneity. Refinancing sequent going to hum Board for opproval.
Places Apartments of Patra Bay, LUC Judiaty W. Wells	Pines	Pican Apartments of Poles Bay, LLC	Jeffery W. Wells, Teersporn W. Wells	FDIC-AHDP	Brevard	NA	AK	FHDC	FDIC - Part due extract foca t/a/o \$16,092.23 involution sent 2/15/14 Remander Networ sent 3/26/14 Part Due Notices rent 4/17/14, 5/5/14, and 7/23/14 Removed from MOU on 11/24/14 and we have ceased monitoring.
Presbyterian Humes of Paseo NPR, Ltd. Depuis Richards	The Landings of St Andrew	Preabyternan Honnes of Pasco NPR, Ltd	National Church Residencier of New Port Richey, Ino ; Paul W. BloomfieldSteve Bodkin, Julia Fratanne: Michelle Nomie, Tanya Kim Habe, Joseph Kasberg	5ail 1994-0348	Phato	000,099,12	N/A	THDC	SAIL - Owen 2015 SAIL werveer fees at \$2,975 due 4/30/16. Reminder potices wort 3/28/16, 4719/16 & paal due notice cent 5/5/16
Preservation of Affordable Housing, Inc. Auton Gornstein	Cutler Manor	Preservation of Athordable Housing, loc.	POAH Cutler Manor, LLC: Preservation of Affordable Housing, LLC	\$Aff, 2003-036S	Muni-Dade	\$2,661,095	Saapad	SMG	SAD. + Past the for May Replacement Reserve errow psystem 1/6/5 \$2.750 D0 that were due \$10/16
Raymond James Tax Credit Funds Inc. Stephen J Kropf	Wahnslu Palms	Wahnetu Palms, Lid		RFP2010-04/2009-147C/2010- 028CX	Polk	3,165,176 00	1.et	FHDC/FFFC	YCEP - Owes \$250 late fee for Failure to submit 2015 A cultod Financiale and SR-1 form by \$022010 Failure to submit 2014 and 2015 Audited Financiale and SR-1 form Late fee invoice end out or \$1902016
Real Estate Management, LLC Richard Wilho	Belmoni Gatdens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AFDP	Estamble	NA.	NA	FHDC.	EDIC - Past doe more car is a \$5,012 df The owners have reduced to pay their foce and we have ocased monitoring to eliminate future foce. Last contacted the borrower on 6/25/12
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Maungement, LLC	FDIC-ARDP	Escambia	NA	NA	FRDC	PDRC - Plast due services flees vielo \$5,013,48. The owners have reflected to pay their flees and the have reased monitoring to eliminate future flees. Lost contacted the borrower on 6/25/12
	Ville Barcelonu (VBL I)	Villa Barcelons, LLC-	Real Estate Management, LLC	FDIC-AHDP	Ексальра	NA	NA	FHDC	FDIC - Pest-due seconcer frees-law \$3,012-18. The owners have induced to pay their second we have occured monitoring to eliminate faiture (ever Last contacted the borrower on 6/25/12.
Relience Houring Poundetion Inc. Thomas Bluth	Programs Point	Rellance-Progresso Associates, Ltd.	Reliance-Progresso Associates, Ltd., Reliance-Progresso, L L C., Reliance Housing Services, L L.C., and Reliance Housing Foundation. Inc.	RFP2010-04 2010-14/2009-123C/2010- 033CX/2011-014CX	Broward	4,490,000 60	Zod	SMG/ FHF C	TCEP - Orwer 2250 late for for Failort in submat 2015 Auchied Financialr and SR-1 form by \$727016 Failure to submit 2015 Austited Financials and SR-1 form Late for invoice sent out on \$710/2016
Rellaci Group Hons Juble	Woudbury aka Edan Pernic	Eden Pointe LLC	Carlie Collet, Anton Albright, Hana Johle	HC 1994L-092	Manufee	NA	NA	FHFC	HC - Owes FICE its compliance manifolding fees 1.3/ 39.900 Last contacted the Bottower on 2/3/2016
Richman Gruup Kirohn Miller	Sun Shemi Villaz	Homestead Housing Partnership II, 1.6d	RMS GP, LLC; Richard P Richman: Krislin M. Millor, David A. Sulzman	SAE. 1993-HRR-001	Miami-Dade	\$2,3 7 3,200	Şeaond	FHDC/SA	SAL-Load malured 219:16 Dermand letter last sent 6-29:16 Borrowser relinancing and extension forquest in underwriting for submission to June Board for approval
Ridge Winter Haven Lid. Nothaniel Birdsong	Ridgewood Aparlments	Ridge Winter Haven Ltd	Ridge Winter Haven Lid., Nathanael Birdsong	PLP 2007-149	Pork	S615.452	Second	FHFC/SA	PLP+ Loan matured on 3/11/14. Demand letter sent monthly, last sent 4/29/16. Amount drawn in \$76.338.94
SCLAD Pedro Rodríguez	Park Place	Spinal Cont Living Assistance Development, Inc.	Spinal Cord Liviog Assistance Development, Jac	HOME 1995HR-104	Miami-Dade	\$1 372,677	First	SMG/SA	BOME - Least statistics 4/11/16/BOME from currently on negotiations to be neutractived and converted to an amortizing Joan. Under review by result underwriter and terms of restructional pendeng final excessival centralization by FEFC
Seville Farm Family Housing Association, Inc. Shelly Mageboli	New Hope Villas of Seville	Actociation, Inc. James Register	Seville Farm Family Housing Association, Inc	SAE. 1999-0725	Voluşla	\$2,877,785	Second	SMG	\$AIL - Failure to remit payment for 2015 servicing fixes its 0 \$ 9,749 42 due as of 3/15.16; remades and 3/25/16 and 3/31/16.
Southern Affordable Services Joc Scatt Clark	The Fountaine of Pershing Park		SAS Fountains at Persbing Park, Ltd. SAS Fountains at Persbing Park I Managers, LLC, and Southers Alfordable Services, los	RF72010-04 2010-14/2009-240C	Orango	5,365,000.00	2nd	FHDC/FHFC	TCEP - Ource \$250 later for buttore to submit the 2015 SR-1 form by \$2.2016. Pailure to submit the 2015 SR-1 form Late fee invokee sent out on 5/10/2016

eveloper/Contact	Property Name	Owner Zasity	A filiate/Financial	Familing Source(c)	County	Original Loss Amoual	Liso-Paulties	Servicen' Trustee	Constsett1
		SP GA Apartments, 11.C	Broeficiary (Principa) SP GA Manager, LLC: SP and MS.		Seminole	\$575,000	Therd	FHIDS	SAE, - Ower 2015 SAE, ELI revocer feer of \$1 630 77 due 430-16 Remarder potient mut
nofikpert Development, Inc. far Leach	ប្រសាវរាវ សេចថ	SP GA Aparmente, 122	LLC. J David Page; Michael Molinaei, Scott Seekinger	SVT SCI 2016-1112	Seminore	9613,000	T OF U	mix.	SPREAD - Connect and a source care of electric care and the source of a source connection resources and 2028/16, w19/16 & particles motion pertitions.
rathyport Punneaul Services, Ipc. 18: H Lench	Juhawa Kennela Court (Selver Only)	SP Johnson Xunneth Court LP	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GP, Inc., and J. David Page, individually	XFP2010-347810-015CX	Hillebatough	4,950,000.00	Znd	FHDC/FHFC	TCEP + Owen \$250 late for failure to submit 2015 Audited Financials and SR-1 form by \$222016 Failure to submit 2015 Audited Financials and SR-1 form Late for invoice sent out \$7202016
L Gijes Manor, lac, esan Trimble	St Giles Manue	Si Gilra Manor, Esc. 7Laine Milla Knee	Tranble, Bran; Man, Donna, Weise, Bon, Lofgren, Gene; Lemon, Daniel	RFP309-04/369-019X	Pinclins	(2,838,965.00)	2md	SMG-THFC	TCEP - Ower \$250 late for for Failure to rotant 2015 Audient Penseula and SR-1 form by 5/2/2016, Failure to submit 2015 Audited Financials and SR-1 form Late for invoice real out \$/10/2016
B Thomas Properties, LLC	Cinearon Core	S1 Thomas Properties, LLC	Duruel Genner	HC 15921-058	2011sborough	NVA.	N/A	FHFC	HC - Ower FIFE HC compliance reprinting fees values, 100. Last conjuncted the Borrower - 25716-
Janiz Contant Fiziriand Progetty Trust, (nc. Ryan Comiaky	Walter	SPT WAH Welledey, LLC	Sterwind Property Teast, Inc.	SAE 2002-11285	Orange	\$2,000,000	Soconei	ACS	SALL Assumption 11 2015 - New first here actively bounded with HFF (12 03 2015). Conversations with HFF indicate their does do not expline assuming for instance. HFF is researching the possibility of collecting instances extern but indicated a modification of their may be noonary. Most recent update from HFF (2/17/2016), upon request from Starwood, documents are boung invited to outlest for instances. FOF mota-act that we use should an being collected with the Apol installment, Will compare HFF depoint requirements with FEF inequencement to comma indegraps, SECURITIZED - new senseer in proves of boarding - peed exection analysis to clarize inding.
	Weetart	SPT WAR Wexand, LLC	Starwood Frojusty Teast, Inc.	5AE 2002-113BS	Hittlerrogh	\$2,000,000	Second	ACS	SAIL Assumption 11.2015 - New first hete setively baaked with HFF (12.30.2015). Conversations with HFF indicate their does do not require serieving for insurance. HFF is concatching the populating of existencing insurance cateror building indicated a molification of Store may be accessing. Most secret optimis from HFF (2)/17016), upon request from Sturemod, documents for bong revised to collect for insurance. HFF indicated that insurance whold fast being solitated with the April emidliness, Wall compare HFF deposit requirements with FMF requirements to require adequary SECTRATIZED - new writes in process of baarding - pend correct analysis to determose FMF indicated to the surgery solid data there is to require adequary SECTRATIZED - new writes in process of baarding - pend corrects many is to determose reading.
	Whitenny Woode	SPT WAH Whapones Woodi, LLC	Starwood Property Truin, Inc.	RF9 2812-04-17	St Johns	\$1,473,000	Second	ACS .	SAIL Assumption 11 2015 - New first term activaly based with MFF (71 20-2015) Conversations with MFF indicate their does do not require eastrowing for measures hear the portability of collecting (tourance waters but induced a modification of their may be precedently Mort recert update from HFF (31/72016), upon request from Simword, document and nebing reviewed to othere for instrume. HFF indirected hall indicate a bold of bring collected with the April installment. Will compare that instruments with FHS requirements to converse language. SECURITIZED - new services the process of boarding - pear environ analysis the documents functions.
	Witmoglah	SFT WAN Witnington LLC	Stanupod Property Trust, Inc.	SA11. 2003-0765 2012-04-19	Polk	\$1,500,500 \$2,475,000	Second Third	ACS	SALL Assumption 1/2015 - New first lies achievely bialwald with HSF f12.20.2015). Conversations with HSF indicate their does do not require excerving for insurance. HSF is researching the possibility of collecting instantance errors whi indicated a molification of their may be necessary. Most recent update from HSF (2/172016), upon request from Starwood, absentant and being revised to collect the instance. HSF whereas that instances blood an being sollected with the April installance. Will compare HSF deposit requirements with FH requirements to conver soleculary SECURITIZED - new services to process of beauting - pen- centw analyses to determine transing.
	Windchase	SPT WAH Windchase LLC	Skewood Property Trust, Inc	8,FP 2010-15-14	Settu dole.	54,375,060	Second	VC2	SAIL Assumption 11 2015 - New first here actively bounded with HFF (12 30 2015) Conversations with HFF indicate their does do not require encoving for instance. HFF is personking the porsibility of collecting instances exceen build indicated a modification of their totay to excertance. Most recent update, from HFF (2) 17/2016), upon request from Starwood, documental are being revised to collect for instance. HFF indicated la modification Starwood, being calculated with the April instalment. Will compare HFF deposit requirements with FH requestment to ensure adequest SECURTI2ED - new surviver to process of boarding - per encours and your to depart and and
Urfand Longte of Grenter Mineral 7 Willard Fair	Μ&Μ Μμιοη 🛙	Urban League of Greater Muani	T Willard Fair	3AR 93-H2E-004. HC 94L-063	Miane-Dedc	\$160,000	2.00	FHEC	HC - Owns FLEPC 2016 HC compliance monitoring fees Usio \$1,050 Listi contacted for Bor on 2/5/16
Wernfole Ministries, Inc Wellet Jackson	Londy-Cox Camminity	Wallede Ministriex, înc	Westerde Ministrice, L40., Willie Jockmin, Jeliozie Sunders, Getäld James, Lonnie Stewart, Charles Spanier	PLP \$003-126	Dwal	8500,000	Second	FHFC/SA	[PLP - Loan matured 773/12 Amount dynamics \$139,033.75 Demand letter real monihity, Int 2029;16.
Visch-112 Humestend Galis, LLC Yamat Vidios	Riverwalk II	Yucub International, Yech- 112 Units Humestaud International LLC	Yanal Yulian Hago Castavita	HC 1992-052 SAE 1992-0195	Minm-Dale	N'A 600.072	N/A	FHFC7HDC	HC - Owen FHEC 2016 HC compliance intributing line 1/4/0 8673 List contacted the Bene on 2,5/16 SALL - Owen 2015 SALL servicer frees of 8269 50 due 4/30/16 Reminder molices sent 3/28/1 4/2016 & past due profese car 3/5/16

		_		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	Llen- Posilion	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		กล	10/15/14
Bay Equity Investments, Inc. Ronnie H. Adams	Magnolía 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 Beach	\$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
C. J. Communities, Inc. Charles Erdman	Tuntle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1998C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Coliier	\$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 Qaks)	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.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
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	Manatee		First			01/02/14

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				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
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
Everglades Housing Group, Inc.	Eden Gardens fka Eden Park	Group, Inc.		2008-011C (2004- 145C)	Collier	n,a	n.a <u>.</u>	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.	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	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, <mark>255</mark> \$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 Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245, 9 47	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 -034 S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2, <mark>567</mark> ,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>CWHIP 2004-037</u>		\$174,625		Amerinational	\$174,625	07/05/13

Foreclosure Report - Page 2 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	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. 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	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	\$21,806	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.	linglis 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 Kashi Church Foundation, Inc.	By the River, Inc.	93L-086 HOME RFP 2006- 02-04SNP 2007-002FHSH	Pasco Indian River		n.a. First	Seltzer AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennllworth	Las Villas at }Kenniiworth			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	10/26/11
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						
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
Maint - Co Services, LLC Gail Curtis	- · · · · · · · · · · · · · · · · · · ·		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	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
National Housing Development Corporation Thomas Kinsey	Mangonia Residence		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		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
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Selfzer	1	11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pineilas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Ravenwood Apartments, LLC	Ravenwood	Ravenwood Apartments, LLC		98-0015	Duval	\$2,500,000,00	1st	AmeriNational		
Reliance-Magnolla Point, LLC	Magnolia Point - Jacksonville (aka Roya) Pointe)	Reliance-Magnolía 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

				FHFC Foreclosure Report						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princip al	as of 05/11/2016 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	Sroward	\$28,000,000	First	First Housing	<u> </u>	1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		901069	Paim Beach	n.a,	n.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		1990L-090	Öuval	\$31,441	N/A	Seitzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Adington 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	Cartisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021\$/2001- 528C	Hillsborough	\$950,000	Second	First Housing		06/10/09
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	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. Waiker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SÁ	\$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

				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	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
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 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

Short Sale Report - Page 1 of 2

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
Herltage 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.	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. 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 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		\$827,726	10/25/2013

			c	FHFC Other Writsoff Repor as of 05/11/2016	t					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Lean 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		\$209,668	N/A		\$5,070	12/30/02
Bruce L, Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-0015 901-016	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		\$23,053	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, 1 77	First		\$97,177	12/31/2010
Farmworkers Assn. Central Storida	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 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	Mlami-Dade (\$435,450	Second	FHFC/SA	\$218,525	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 Hamer	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	935-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

FHFC Other Writeoff 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	Date Charged Off
Opa-Locha Community Development Corporation Stephanie Williama-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 I	\$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 Rutledge		SAIL 1991-020S		\$2,858,763	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	\$105,166	-		\$105,186	09/26/08



COMPOSITE EXHIBIT I

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%]
- F Housing Credits (HC) [non-competitive 4% with Tax-Exempt Bonds]
- HOME Investment Partnerships (HOME) Rental

2. Applicant Information:

a. Name of Applicant:	Ark Development/Ove	ertown I, LLC								
Street Address:	2950 SW 27th Avenue	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@carlisledevel	opmentgroup.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?

C Yes C 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?

C Yes C 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, Floride Statutes, or similar state statute if incorporated outside Florida?

CYes CNo

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?

PYes C No

(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?

@ Yes @ 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?

G Yes C 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@carlisIdevelop	mentgroup.com	
Relationship to Applicant:	Staff of the Developer		

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",

B. Development Team

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

Carlisle Gr	oup Deve	lopment, LLC		
		and provide the second s		
			1	

- 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 Charl behind a tab labeled "Exhibit 13".
- 4. Architect or Engineer:

Provide the executed Architect or Engineer Certification form behind a lab labeled "Exhibit 14".

- 5. Attorney:
 - a. MMRB, SAIL and HOME Applicants provide the executed Attorney (MMRB, SAIL, or HOME) 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 lab 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 (abeled "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 Ap	partments		
2, Location of I	Development Site;		
a. Address o	of Development Site:		
Street:	1000 NW 1st Avenue		
		·	
City:	Miamí	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 lab 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 🛛 🐼 No

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?

🖉 Yes 👘 🧖 No

If "Yes", to qualify as a Hope VI Development for purposes of this Application, provide the required documentation behind a tab 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?

🖓 Yes 👘 🧖 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 epplicable:

(a) Alachua County Developments - Is the Development located within Alachua County, but outsida 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:

City of Miami

(1)	Name of loca	liurisdiction	where	Development	is	located.

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 D	rive	······		1
City:	Miami	State:	FL Zip C	ode: 33133	1
Telephone	No. (including area code):	305-250-53	00	1	

- g. Competitive HC and non-competitive HC Applicants must complete questions (1) through (4) below:
 - (1) Difficult Development Area (DDA) and Qualified Census Tract (QCT):
 - (a) Is the proposed Development located in a DDA, as defined in Section 42(d)(5)(c)(iii), IRC, as amended?

Yes No

If "Yes", indicate which DDA:

Miami-Dade County

(b) Is the proposed Development located in a QCT as defined in Section 42(d)(5)(c)(ii), IRC, as amended?

G Yes C No

If "Yes", indicate QCT Number:	
and provide a copy of a letter from t	the local planning office or census bureau which verifies that
the proposed Development is locate	ed in the referenced QCT behind a tab labeled "Exhibit 23".

(2) Is the Applicant applying for Housing Credits for eligible acquisition expenses?

🖉 Yes 🖉 No

If "Yes", answer questions (a) through (g) below:

(a) Is/are the building(s) acquired or to be acquired from a related party?

Yes C No

(b) Name of previous owner:

(c) Relationship to Applicant:

(d) Date Development originally placed in service:

(mm/dd/yyyy)

(e) Date and cost of last rehabilitation:

Date:

(mm/dd/yyyy)

Cost:

\$[

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

(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?

C Yes C No

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

\$ j

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

C Yes C 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
- C 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?

C Yes C 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. Development Type:

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
Augusta		

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

If "Yes", identify the Credit Underwriter:		
	And International Address of the	

9. Development Status:

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

G Yes 6 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?

C Yes C 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?

C Yes C 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 lab labeled "Exhibit 25".
- (2) Indicate the services that the Applicant is seeking proximity tie-breaker points for:
 - Grocery Store Public School Medical Facility Pharmacy
 - Public Bus Stop or Metro-Rail Stop
- c. Proximity to closest Development 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.
 - C (b) The proposed Development is located in a Medium-Large County AND the location of the proposed Development qualified (i) as an Urben 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.
 - (I) The Applicant selected the Rehabilitation/Substantial Rehabilitation or Acquisition and Rehabilitation/Substantial Rehabilitation Development Category 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 qualifies for Set-Aside Location A, and the Applicant is applying for SALL and MMRB, SALL 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 quelifies 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) 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 quatifies 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.
 - (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 all 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 unils (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 hock-up;
 - Public transportation within .5 mile.

2. Optional Features and Amenities:

Except for HOME Applicants, if the proposed Development will consist of Scattered Sites (as stated by the Applicant at Part III.A.2.b.), does the Applicant make a commitment to locate each selected feature 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

a. For New Construction Developments (Maximum available points for this category is 9 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)
- Ceramic tile bathroom floors in all units (2 points)
- Microwave oven in each unit (1 point)
- Marble window sills in ell units (1 point)
- V 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.
- Couble 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):

 \prod 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)

to panoing (z points) 1. 01. L. . .

Γ	Ceramic tile	bathroom	floors in	all units	(2 points)
—					

- 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) 1
 - Car care area (for car cleaning/washing) (1 point)
 - Two or more parking spaces per total number of units (1 point)
 - E 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)
 - Court, volleyball court, etc.) Facility must be identified here: (2 points)
 - Library consisting of a minimum of 100 books and 5 current magazine subscriptions (3 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 C 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)
- 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)

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

followin	g:
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)
F	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 SRO	D Developments (Maximum available points for this category is 12 points):
F	Emergency call service in all units (3 points)
Г	Exercise room with appropriate equipment (2 points)
	Secure, enclosed bicycle storage (1 point)
Г	Cable or satellite TV hook-up in each unit (1 point)
F	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)
E.	Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
F	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)
Applica	nt may select only one of the following two items:
ſ	Laundry facilities with full-size washers and dryers available in at least one common area on site (1 point)
<u>م</u>	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:
C	Heat pump with a minimum HSPF of 8.2 instead of electric resistance (1 point)
C	² Heat pump with a minimum HSPF of 8.5 instead of electric resistance (2 points)
	Gas hydronic combo unit HVAC (2 points)
(2) C	poling - Applicant may select only one of the following three items:
	Air conditioning with e minimum SEER rating of 14 (1 point)
	Air conditioning with a minimum SEER rating of 15 (2 points)
	Air conditioning with SEER rating of 16 or better (3 points)
•	ater Heating - Applicant may select only one of the following three items:
	Gas water heater with energy factor of .61 or better (1 point)
	Electric water heater with energy factor of .93 or better (1 point) Tool loss and water heater (3 points)
ſ	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)

✓ 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:

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 tab labeled "Exhibit 26".

OR

- b. Single-Family Rental Developments must provide a properly completed and exacuted 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, Packaga 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".
- 6 3. Homeless Provide a properly completed and executed Verification of Inclusion in Local Homeless Continuum of Cara 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

ÓR

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 C 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:

Percentage of Residential Units Commitment for Competitive HC or non-AMI Level competitive HC % At or Below 25% % At or Below 28% % At or Below 30% 20 % At or Below 33% % At or Below 35% % At or Below 40% % At or Below 50% 80 % At or Below 60% Total Set-Aside 100 % Percentage:

(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 of Residential Units



Percentage:

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



2. HOME Applications:

Percentage:

a. Minimum Number of HOME-Assisted Units Required by	HUD:	
(1) HOME loan Requested:	\$	
(2) Total Development Cost:	\$	
(3) % of Total Development Cost provided by HOME Lo (Divide a.(1) by a.(2) and round up to the next whole		%
(4) Total number of units in Development:		1
(5) Minimum number of HOME-Assisted Units required:		

(Multiply a.(4) by a.(3), round up to the next whole number)
(6) Minimum number of HOME-Assisted Units as a percenta	%
(Divide a.(5) by a.(4) and round percentage to two decimal	
	,
 b. Commitment to Set Aside Units Beyond the Minimum: Deep the Applicant commit to set goids additional HOME Age 	eleted Units havened the minimum required by HUDS
Does the Applicant commit to set aside additional HOME-As:	sisted Onits beyond the maniful required by HOD?
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 perc	the second se
(3) Is the minimum number of HOME-Assisted Units requ	
Assisted Units, as shown at b.(1), either equal to or le: Development?	
C Yes C No	
 c. Total Set-Aside Percentage: (add a.(6) and b.(2) and round percentage to two decimal place 	ces) %
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	
50 years.	
F. Resident Programs	
1. Qualified Resident Programs for Non-Elderly and Non-Homeless	Developments
(Maximum 6 Points):	
✓ a. Welfare to Work or Self-Sufficiency Type Programs (1 pole	int)
Identify the program and the contact person:	
Name of welfare to work or self-sufficiency type program:	
Miami Downtown One Stop Career Center	
Name of Contact Person:	Telephone Number:
William Brinson	305)573-7301
Street Address: 3050 Biscayne Boulevard, Fourth Flo	or
City: Miami State: FL	Zip Code: 33137
b. Homeownership Opportunity Program:	
(1) Financial Assistance with Purchase of a Home (2 poil	nts)
OR (for HC Single Family Rental Developments O	-
(2) Financial Assistance with Purchase of a Unit in the D	ovelopment (1 point)
 (2) Financial Assistance with Purchase of a Unit in the D 	evelopment (Tpoint)

C a Affar Sahaal Dengeron for Children (2 points)

C. Alter	ocnour mogram	IOI CHIIGH	en (o points
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I 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)
- C (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	welfare	to work	or self	f-sufficiency	/ type	program
--	---------	---------	---------	---------	---------------	--------	---------

Name of Contact Person:	Telephone Number:
the consideration of the second	and the second
Street Address:	and the second
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)
- 1 (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 Elderly Non-ALF and Elderly 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) Mentoring (2 points)

OR

(2) For Elderly ALF Developments only:

(a) Health and Wellness Services and Activities (2 points)

(b) Mentoring and Intergenerational (2 points)

b. Resident Activities (2 points)

C. Financial Counseling (2 points)

d. English as a Second Language (2 points)

e. Resident Assistance Referral Program (2 points)

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?

C 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?

Yes - Complete items b. - f.

C No - Skip items 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?

C Yes - Number of units affected:

C No

e. During rehabilitation, will temporary relocation of any tenants be required?

Yes - How many tenants will require temporary relocation?

\sim	
<u>ر</u> .	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?

 $\Gamma\,$ 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?
 - $C\,$ 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 tabeled "Exhibit 38"
 - C No Provide the required information behind a tab lebeled "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?

C Yes - answer item b. below

- ${f C}$ No skip items b, and c, below
- b. Was the Development to be rehabilitated built before 1978?
 - C Yes answer item c. below
 - 🕤 No skip item c. balow

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

4. Match:

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

a. Source(s)	\$
	\$
	\$
	\$
b. Total Match Amount:	\$



i urt iv. Local Government oupport

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

 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:
 - 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. 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 behind 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 Cunding

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 loan 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.

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 III.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)]

9(0	

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 ELI Households above the minimum required up to maximum of 10% above the minimum fa.(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".

•

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		
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.

2.

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

*Off-site (explain in detail)			0
New Rental Units	17114328	349272	17463600
Rehab of Existing Rental Units			0
Accessory Buildings	1		0
Recreational Amenities	125000	125000	250000
Rehab of Existing Common Areas	[0
*Other (explain in detail)			0
A1. Actual Construction Cost	\$ 17239328	\$ 474272	\$ 17713600
A1.1. Sub-Total	\$ 17239328	\$ 474272	\$ 17713600
A1.2. General Contractor Fee (3) (Max. 14% of A1., Column 3) A1.3. Total Actual Construction	s	\$	s 0
Cost	\$ 17239328	\$ 474272	\$17713600
Financial Cost			
Construction Loan Credit Enhancement			0
Construction Loan Interest	641366	1 1	641366
Construction Loan Origination Fee	60000		60000
Bridge Loan Interest			0
Bridge Loan Origination Fee		ī	0
Permanent Loan Credit Enhancemen	ıt		0
Permanent Loan Origination Fee		18600	18600
-	701366	18600 \$ 18600	18600 \$ 719966
A2. Total Financial Cost	And the second s	A reading and the second states of the second	NAME AND ADDRESS OF AD
	And the second s	A reading and the second states of the second	NAME AND ADDRESS OF AD
A2. Total Financial Cost General Development Costs		A reading and the second states of the second	\$ 719966
A2. Total Financial Cost General Development Costs Accounting Fees	25000	A reading and the second states of the second	\$ 719966
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal	25000 16000	A reading and the second states of the second	\$ 719966 25000 16000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design	25000 16000 400000	A reading and the second states of the second	\$ 719966 25000 16000 400000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision	25000 16000 400000 45000	A reading and the second states of the second	\$ 719966 25000 16000 400000 45000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance	25000 16000 400000 45000 140000	A reading and the second states of the second	\$ 719966 25000 16000 400000 45000 140000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit	25000 16000 400000 45000 140000	A reading and the second states of the second	\$ 719966 25000 16000 400000 45000 140000 49950
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land	25000 16000 400000 45000 140000	A reading and the second states of the second	\$ 719966 25000 16000 400000 45000 140000 49950 0
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings	25000 16000 400000 45000 140000 49950	A reading and the second states of the second	\$ 719966 25000 16000 400000 45000 140000 49950 0 0 0
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan	25000 16000 400000 45000 140000 49950	\$ 18600	\$ 719966 25000 16000 400000 45000 140000 49950 0 0 12000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan Closing Costs - Permanent Loan	25000 16000 400000 45000 140000 49950	\$ 18600	\$ 719966 25000 16000 400000 45000 140000 49950 0 0 12000 5580
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan Ciosing Costs - Permanent Loan Engineering Fee	25000 16000 400000 45000 140000 49950 12000	\$ 18600	\$ 719966 25000 16000 400000 45000 140000 49950 0 0 12000 5580 0 0
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan Closing Costs - Permanent Loan Engineering Fee Environmental Report	25000 16000 400000 45000 140000 49950 12000	\$ 18600	\$ 719966 25000 16000 400000 45000 140000 49950 0 0 12000 5580 0 10000
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan Closing Costs - Permanent Loan Engineering Fee Environmental Report FHFC Administrative Fee	25000 16000 400000 45000 140000 49950 12000	\$ 18600	\$ 719966 25000 16000 400000 400000 45000 140000 49950 0 0 12000 5580 0 10000 194400
A2. Total Financial Cost General Development Costs Accounting Fees Appraisal Architect's Fee - Design Architect's Fee - Design Architect's Fee - Supervision Builder's Risk Insurance Building Permit Brokerage Fees - Land Brokerage Fees - Land Brokerage Fees - Buildings Closing Costs - Construction Loan Closing Costs - Permanent Loan Engineering Fee Environmental Report FHFC Administrative Fee FHFC Application Fee	25000 16000 400000 45000 140000 49950 12000	\$ 18600 \$ 18600 5580 194400 3000	\$ 719966 25000 16000 16000 400000 45000 49950 0 0 12000 5580 0 10000 194400 3000

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 (5) (explain in detail) B1. AQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ 778544 \$	\$	\$ 778544 \$ 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:	<u>20</u>
Actual Construction Cost	
(as listed at Item A 1.)	
Off-site:	
Other:	
General Development Costs (as listed at Item A 3.)	

Impact Fees:

City of Miam): School Fees-\$55,080 and Impact Admin Fee- 🚖 \$12,630, Miami-Dade County: Impact Fee-\$73,030 Other:

Reserves

	Included in Development Cost Pro Forma line item A4 is a 🐣 Hard Cost Contingency of \$698,544 for meanticipated cost 🔟
Other Reserves	÷

NOTE: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, must be 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. SAIL 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	

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

PERMANENT ANALYSIS

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

1

LOCATION OF

LOCATION OF

or nome court requoted	, in	
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	
C. Financing Shortfall (A - B.14.):	-8929	

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

2008-210C

METRO APARTMENTS

FY 2008 HC APPLICATION

Сору

Submitted To:

Florida Housing Finance Corporation

227 North Bronough Street, Suite 500

Tallahassee, FL 32301



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 J

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 long

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 Tallman Pines II, LLC TCG Valencia Garden, LLC

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

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EXHIBIT K



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: JDel5ol886@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 mgreer@cpmapartments.com.

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 li	Pace				
Brownsville Transit Village II	Miami				
Brownsville Transit Village III	Miamī				
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 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. Village	Miami				

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DEVELOPMENT NAME	City, Fiorida				
Golf View Gardens	Sunrise				
Heron Pond	Lehigh Acres				
Heron Pond II	Lehigh Acres				
Jacaranda Trail	Arcadia				
Jacaranda Trail II	Arcadia				
Jubilee Courtyards	Florida City				
Magnolla 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				
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 L

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 Miami, FL 33133 Office: (305) 357.4725 | Fax: (305) 476.1557 <u>E-Mail | V-Card | Website | Facebook] Twitter | LinkedIn</u>



CONFIDENTIAL COMMUNICATION: Warning, this electronic message (and attachments) contains confidential information and is intended only for the specified recipient. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail message by mistake and delete this e-mail notification from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, delayed or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Atlantic & Pacific Management | www.apmanagement.net

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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 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				
Allapattah Garden	Miaml				
Arbor Crest	Quincy				
Bell Ridge	Pace				
Bell Ridge II	Pace				
Brownsville Transit Village II	Miamí				
Brownsville Transit Village III	Miami				
Brownsville Transit Village 1V	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 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				

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City, Florida				
Sunrise				
Lehigh Acres				
Lehigh Acres				
Arcadia				
Arcadia				
Florida City				
Pace				
Key West				
Miamí				
Pensacola				
Pensacola				
Fort Lauderdale				
Arcadia				
Ruskin				
Pensacola				
Miami				
Fort Lauderdale				
Miami				
1				



DEVELOPMENT NAME	City, Florida				
Sea Grape II	Marathon				
Silurian Pond	Pensacola				
Sonrise Villas	Fellsmere				
Sonrise Villas (I	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 M

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:	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. 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 [<u>hvong@apcommunities.com</u>]
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. | apologize for the inconvenience.

Thanks.

LIZ WONG Vice President

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EXHIBIT N

Florida Housing Finance Corporation Past Due Report - as of 05/15/2015									
Developer/Contact	Property Name	Owner Entity	Affillate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Servicer/ Trustee	
Affordabe Reality and Housing Corp 1.J. Fujkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees #a/o \$450 due 5/11/15, including past due fees of \$225 due 7/7/14. Last conjected the Borrower on 3/25/15.
Al Ginada Real Estate nvestment Corp. Douglas Tymins	Palmetto Ridge Estates	Palmetto Ridge Estates Limited Partnership	Palmetta Ridge Estates Development, LLC; Gandoff Group, LLC; Timothy J. Oliver	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
Alliant 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		Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees 1/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 Ornega Freedom Ministries Inc., Judd Roth Real Estate Development Inc., Judd Rolh Individually,	SAIL RFP 2008-01-07	Hardee	\$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>ilaio</i> \$5,480.80 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 it get update to past due items 5/14/15. Per email from developer the propert 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 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	\$9,095,000	Ň/A	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.
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 lean on 1/7/13. Demand letter sent monthly, last sent 4/30/15. Amount drawn i/e/o \$325,117.63.

					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	
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Points of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Bay	\$625,000	Third		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 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		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 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. Owes FHFC ARRA Annual Asset Management Fee i/a/o \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15. Pasl 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, LLC ¡Carlisia Development Group Lloyd J. Boggio	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 assessment recommends an increase of \$529.79 per unit (\$2,519.16/mc.) 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 counset 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, 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	FHFC/FHDC	TCEP - Owes \$250 late lee 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 III, Ltd.	Brownsville Viflage II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,85 <mark>0,000</mark>	Second	FHFC/FHDC	TCEP - Owes \$250 late lee for Feilure 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 Vitlage IV. Ltd.	Brownsville Viltage 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	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, wes TCEP quarterly servicer fee l/a/o \$2,227.50 due 4/30/15. Past due notice sent \$/12/15.

Past Due Report - Page 2 of 14

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Baneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page, Carliste Development Group, LLC	Dr. Kennedy Homes			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 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Matthew S. Green	East Viltage f/Va Enlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong		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 lee invoice sent out on 5/13/15.
	Evereti Stewart, Sr. Village	Cariisie Group IV, Lid	Carlisle Group IV, LLC.; Matthew Greer; Liz Wong	RFP2009-04/2009- 040X	Miamı-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 Ltz Wong		RFP2009-04/2009- 058X	Miami-Dade	\$20,855,000	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 Properlies I, Ltd. Liz Wong	Metthew 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 involce sent out on \$/13/15.
	Northwest Gardens III	Northwest Gardens III, Ltd. Liz Wong	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010-14/2009- 145C/2010-046CX	Broward	\$6,275,000	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.
	Palafox Landing	Palatox Landing, Ltd.	CEII Palafox, Inc; CDG Palafox Landing, LLC; Roneld Townsend; Horton Samuel; Williarm Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Éscambia	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502 98 due 4/30/15, Past due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Llayd J. Boggla	SAIL 2002-DZOCS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summeriake	Summerlake Apartments, Ltd.	Summerlake Apartments, Inc.; Lloyd J. Boggio; Matthew S. Greer	SAIL 2000-0195	Broward	\$1,100,000	Second	FHDC	SAIL - Owas 2014 SAIL Servicer fees i/a/o \$4,500 due 4/30/15, Reminder notice sent 4/30/15,
	Wahneta Palms	Wahneta Paims, Lld Matthew S. Greer	Matthew S. Greer, 1754 LLC; TCG Wahneta Palms	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.

					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-Pasition	Servicer/ Trustee	
Carlisle Group Joyd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Llayd Boggio, Bruce Greer, Luis Gorzalez	SAIL 2002-0565	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 Carlisle Group Inc., Lloyd Boggio	RFP2005-04-03	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 Carlisie Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Cartisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez		Lee	\$1,500,00 0	Second	\$MG	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 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>Valo</i> \$80,685 due 12/31/09, owes 2011 SAIL interest <i>Valo</i> \$31,004.95 due 12/31/12, owes 2013 SAIL interest <i>Valo</i> \$28,876, owes 2014 SAIL interest <i>Valo</i> \$28,437. Owes late fee for 2014 SAIL interest <i>Valo</i> \$1,421.85. Borrower remains past due for reserves unde FHFC obligations, lotaling \$40,946.80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083). 3/3/15-Past Due notice sent to borrower regerding 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	₿allet Villages	Baltet 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 wa 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 \$94,491.33; however, borrower has paid \$47,874.33. This represents a shortage of \$46,967.38. 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 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 6/6/15.

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	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; Lyte Howland	SAIL 19955-011 HC 1996L-007	Palm 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 \$15,481.16 due 3/31/15 and 1 monthly escrow payment <i>i/alo</i> \$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.
Jorge Lopez City Holdings, Ltd. Inc., Comerstone River Oaks, Ltd.; Leon J. Wolle; Cornerstone Affordable Housing, Inc., Stuart 1 Meyers; Jorge Lopez Doral Terrace Comerstone Group Connerstone Doral SAIL 1999S-082 Miami-Dade \$2,500,000 Second SMG \$		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	Comerstone Group		5AIL 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. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Aparments, Douglass Square	Caribbean West	Creative Choice Homes 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 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 Malured 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 1989-0645	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/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 i/a/o \$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	Greative Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest <i>Valo</i> \$50,593.61 due 1/1/15; tale fee interest Valo \$224.55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2015, 5/2016 payments Valo \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771.16 as of 5/15/15

					Housing Finan Due Report - as	•			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Benefic <u>iary/Principal</u>	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 at 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	FHFC	SMI - Owes balloon interest i/a/o \$51,030.94 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.
Dewar Properties Jemes 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 //a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moothouse	Village əl Dalray	Village at Deiray LTD	Paul R. Sween; Mark S. Moorhouse; Delray	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second	FHFC	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.		HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SÁ	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			Mjami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due ifa/o \$53,453.03 and a VAB petition has been filed halting tax sale, 2014 Property Taxes are past due l/a/o \$51,876.88. Delinquent taxes were advertised for Yax 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.

					Kousing 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	
EHDOC Development Services, LLC and TelesIs Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDOC Pepper Towers Limited Partnership	EHDOC Pepper Towers Charitable Corporation	TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee Varo \$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 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 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	\$2,600,000	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 delinquant 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	NA	FHDC	FDIC - Owes FHFC Administration Fees #a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015.
Goldenrule Kousing 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 Va/o \$35,447,12. 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 Anstey; Carolyn Laws; William Gaines; Bishop Fred Brown	PCP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Lean matured on 6/19/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn: \$649,989.40

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	·		Affiliate/Financial	1	Due Report - as	Original Loan			
Developer/Contact	Property Name	Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Amount	Lien-Position	Servicer/ Trustee	
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Floride, 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; B/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 <u>Campillo</u>	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	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, 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; Clichě, 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 involce 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 Belle Commons	Heritage Partners Group, Inc	James Kincald	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	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	FDIC - Past due servicer fees i/a/a \$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 Paims 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 J. Marcus	SAIL 2001-074S	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 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.

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Developer/Contact	Property Name	Owner Entity	Seneficiary/Principal	Funding Source(s)	County	Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallsce	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.	SAIL 2000-067S	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due <i>ilalo</i> \$8,659 for 2007 SAIL Interest due 8/31/08. Late charge <i>ilalo</i> \$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 <i>ilalo</i> \$3,887 due by 8/31/12 in addition to the late payment charge <i>ilalo</i> \$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 lee invoice for SAIL cash flow reporting <i>ilalo</i> \$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. 2/29/14 sent additiont request for update. Sent email for update on past due items \$/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 developer has not made any attempt to submit the requested statements.
Key West Housing Authority J. Manuel Cestillo	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; Betty: Ronoleau	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11, Demand letter sent monthly, lest sent 4/30/15,
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Manroe	\$1,119,107	Second	FHDČ/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.	Affordable/Citrus Glen, Inc.; Emily Badger, Kenneth Dxon	SAIL 1993-013S	Orangé i	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees 1/2/0 \$5,175 due 4/30/15. Reminder nolice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.		SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees ifairo \$7,563,95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardın (II	Little Haiti Housing Assoc., Inc.		PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter sen monthly, last 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	Llen-Position	Servicer/ Trustee	n
Local Community Housing Corporation Patricia Weber	Qak Ridge Estates		Weber, Patricia;	RFP2010-04/2009- 171C/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	lvy Chase • Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N/A	N/A		HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last conflacted the owner on 2/25/15.
ail Curtis Hu iami Beach Community Me evelopment Corp. (fk: eatrice Cuenca-Barberio Pla	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Half; Eileen Reilly; Denis Russ	006HL	Miami-Dade	\$1,000,000	Second		DEMC - Owes replacement reserves for 2013 <i>l/a/o</i> \$5,920. Received C/O 7/2013. Monthly deposits of \$1,460 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>l/a/o</i> \$17,750
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack (Johnson; Alan Hali; 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 monthly, last sent 5/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009- 009FHSH	Miamì-Dade	\$2,000,000	Second	FHEC	SHADP - Owes replacement reserves #a/o \$45,900 as of 12/31/14.

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					a Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affillate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill 5. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gübert	SAIL 1990S-001	Palm Beach	\$1,11B,000	First	FHDC/5A	SAIL - Property sold at tax auction on 3/12/14. Legal filed claim for surplus funds of 5492,508 which Florida Housing may possibly recover Owes \$1,768.30 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 reat estate tax lien on property l/a/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 ptus late charges of \$2,265.65. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocala Leased Kousing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolis Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denlse Leavings; Etdye Beard; Rose Jenkins; Elhora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAL - 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 Nowickl	HC 1993L-013	Nassau	NA	NA -	FHFC	HC - Paid \$/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 Draycott	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042S	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees //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,		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 Watker & Durlop. Per email on 1/14/15 from management company they have been instructed to stop making montgage 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. 4/6/15 spoke with 1st Lende 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 proceeding 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, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA NA	- FHDC	FDIC - Past due servicer fees i/e/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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					a 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	
Ravenwood Apariments, LLC Thomas Slanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 19985-001	Duval	\$2,500,000	First		SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/3115. Borrower has not established T&I Escrow. A lump sum was requested for RR i/a/o \$128.33.315 (for period 11/08-05/13), then \$2,33.33 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 (\$4,829.96) has been 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 i/a/o \$75,000 a late 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 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	ŇA	NA	FHDC	FDIC - Past due service? 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.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NÁ	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 6/25/12.
	Villa Barcelona (VBL I)	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	Caskle 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 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	\$10,973,955	N/A	FRECIENDO	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 mahured on 3/11/14. Demand letter sent monihily, last sent 4/30/15. Amount drawn is \$76,368.94.
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinscreek 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	Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	8A1L 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL- Failure to submit copies of monihily 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	Founth	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 \$5,884. 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 Mərco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-0075	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer tees va/o S4,443,37 due 4/30/15. Reminder notice sent 4/30/15.

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					Housing 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	
St, Glies Marxor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee		TCEP RĚP2009- 04/2009-039X	Pinellas	\$12,838,965	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and \$R-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-056	Hillsborough	N/A	N/A	FHFC	HC - Owes FHFC HC comptiance monitoring fees valo \$8 750. Last contacted the Borrower on 2/2/15.
Tacolcy Economic Development Corp. Carol Gerdner	Edison Terraces II	Ltd.	Tacolog Economic Development Corporation, Inc.; Carol Gardner; Angele 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 relinancing 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 Sueiras; Jose E Rodriguez; Pedro D Glaria	HOME 1993HD-014 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A		HOME - Owes 1 partial monthly P&I payment <i>lia/o</i> \$148.80 due 5/1/15, Owes 1 partial quarterly replacement reserve payment <i>lia/o</i> \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments <i>lia/o</i> \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Pald 5/26/15. Owes FHFC HC compliance monitoring fees <i>i/a/o</i> \$10,468. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Üniversal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second		PLP - Loan maturad 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 <i>i/a/</i> o \$5,587.44 (parcel value). 9/30/14 Partial charge off <i>i/a/</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 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 P&I psyment 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; Cornerstone Villa Capri III, LLC	RFP 2010-051X/2009- 510C	Collier	\$14,582,575	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.

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Developer/Contact	Property Name		Affiliats/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Volunteers of America of Forda, Inc. Florida, Inc. Janet M. Stringfellow	Lake City Cabins	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	\$1,600,000	First	FHDC	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 Tumbull; Carol Moore; John Moreland; David Housssian; Janel M, Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second	FHDC	SA1L- Owes 2014 SAIL Servicer fees ifa/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, Geräld Jones, Lonnie Stewert, Charles Spencer	PLP 2005-126	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	Developêt	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.		MR19838	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 \$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	Turile Creek	C, J, Communities, Inc.	Turtie 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.	Atlantic Oaks 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	Duva!	\$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 / Wells Fargo		11/13/09

Foreclosure Report - Page 1 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
Land Trust, Inc.	ECCLT Affordable Housing Development Phase 1	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
	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 Aparlments, Ltd.	1990L-032	Duvat	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village † & 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
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miarni 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 Mlami 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	Gull Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 85L-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	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Вау	\$366,661		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	Hillsbarough	\$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

FHFC Foreclosure Report as of 05/15/2015										
Developer (Contact)		Developer	Affiliate/Financial 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
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 B, 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		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.	Hawthome Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		D1/03/00
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 ∀illage	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 ⊤he 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	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 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	Paim 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				<u> </u>		
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Seneficiary/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 \$1,982,000	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	Pinelias	\$8,445,000	First	First Housing		05/1993
Picerne	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
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	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		19901-090	Duva)	\$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.	Qaks @ 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.	2001-0218/2001- 528C	Hilisborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universel Truth CDC	Universal Truth CDC	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	Worthwhite 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	i, ake	\$12,560,000	Firs!	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	Örange	\$15,825,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09
				FHFC Short Sale Report						
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				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	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 Gatebouse 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	96-0015		\$1,880,900	Second		\$1,810,962	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;	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 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- 094 \$	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 1996-030\$		\$337,500	Second		\$231,001	10/15/2001

Short Sale Report - Page 1 of 2

				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
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 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.	69-001S 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 Dev <u>elopment</u>		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	\$45,966	12/31/2010		
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93\$-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 2000-026	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		

Other Writeoffs Report - Page 1 of 2

	FHFC Other Writeolf 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	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		\$63,300	Second		\$34,774	07/29/08			
UDC-ARHP Broward	UDC-ARHP Broward	<u> </u>		PLP 05-093	Broward	\$105,186		<u> </u>	\$105,186	09/26/08			

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COMPOSITE EXHIBIT O

From:	Laura Cox <laura.cox@floridahousing.org></laura.cox@floridahousing.org>
Sent:	Thursday, June 18, 2015 10:38 AM
To:	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 LSINS laura.cox@floridahousing.org | p. 850.488.4197 | f. 850.410.2510 Visit our website at <u>www.floridahousing.org</u>.

Floridu 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 501 [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: <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.

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



	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-Pasition	Servicer/ Trustee					
Affordabe Realty and Housing Corp T.J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando		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.				
AG Global Real Estate Investment Corp. Douglas Tymins	Estates	Palmetto Ridge Estates Limited Partnership	Palmetto Ridge Estates Development, LLC; Gandolf Group, LLC; Timothy J. Oliver	2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second	ACS	BCND/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, Cristie George	Regency Gardens	Regency Gardens Apartments, Ltd.	Aliant Holdings of Regency, LLC; Project Teamwork, Inc.; Shawn Horwitz; 8J Behnken; Tony Almario; Gail Moore- Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-0905	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees Ve/o \$3,125 due 4730/15. 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 2006-01-07	Hardee	\$1,577,186	Second	ЗмG ,	SAIL - Past due for 5/2015 Tax and Insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$650.00, Past due for the 2014 SAIL servicing fee i/aro \$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 to 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 Resves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-037	Escambia	\$427,000	Second	SMG	SAL - 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 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 Fallure 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, Gabriet; Moore, John Jr.; Sumrali; David; Johnston, Sam	RFP2009-04/2009- 42X	Walton	\$9,095,000	N/A	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.				
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFCISA	PLP - Loan matured on 9/12/11. Borrower seni email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 4/30/15. Amount drawn l/a/o \$325,117 63.				

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Berreficiary/Principal	Funding Source(s)	Due Report - as County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Bay Equity Investments Ronnie H. Adams	Magnofia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Ima 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 l/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	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 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 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 - Pald 5/28/15, Owes FHFC ARRA Annual Asset Management Fee i/a/o \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Nolice sent 3/9/15. Past Due Notice sent 3/30/15.
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Bell Ridge II	Beil Ridge 11, Ltd.	TCG Bell Ridge 11, LLC Carliste Development Group Lloyd J. Boggio	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 essessment recommends an increase of \$529.79 per unit (\$2,519,16/mo.) from \$256,50 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 counset to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15, Red' 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- 04/2009-056X	Miami-Dade	\$21,768,600	Third	FRECIENDC	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 III, Ltd.	Brownsville VIIIage 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 Transi: Village IV	Brownsville Vil)age IV, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Cartisle 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/ENDC	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 i/a/o \$2,227,50 due 4/30/15, Past due notice sent 5/12/15.

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Oríginal Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page.	Dr. Kennedy Homes		Matthew S. Greer; 1754 LLC	RFP2010-04/2009- 144C/2010- 029CX/2011-010CX	Broward	\$5,000,000	Thrid		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and \$R-1 form by 4/30/15 Late fee invoice sent out on 5/13/15
LLC Matthew S. Greer	East Village f/k/a Ehlinger Apartments			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	Carliste Group IV, LLC.; Matthew Greer; Liz Wong		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 Beacon)	Ark Development/Overto wn I, LLC Liz Wong		RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third		TCEP - Owes \$250 late fee for Fallure 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	Matthew S. Greer; 1754 LLC	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. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009- 145C/2010-046CX	Browand	\$6,275,000	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Auduled Financials and \$R-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.; Matthaw S, Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First		TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502,98 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.	Summerlake Aparlments, Inc.; Lloyd J. Boggia; Matthew S. Greer	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	Wahneta Palms, Ltd Matthew S. Greer		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.

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Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicen' Trustee	
Ĉarlisle Group Lloyd Boggio	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	\$AIL 2002-056\$	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 Dixle Court, LLC., The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1, 02 5,000	Second	ŚMĠ	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		Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monihily statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any altempt to submit the requested statements.
CEDC Housing Development Corp. Al Gunn	Triple Daks 11 s/k/a Cimega Villas	Dmega 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	\$AIL 2000\$-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2006 SAIL interest <i>i/a/o</i> \$80,688 due 12/31/09, owes 2011 SAIL interest <i>i/a/o</i> \$31,004.95 due 12/31/12, owes 2013 SAIL interest <i>i/a/o</i> \$28,875, owes 2014 SAIL interest <i>i/a/o</i> \$28,437. Owes late fee for 2014 SAIL interest <i>i/a/o</i> \$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 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 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Bailet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crossen	НО́МЕ 1993НD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015. Borrowet 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 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	Bailet 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 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

					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Öriginal Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Complete Property Development Company Joseph Crossen		Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howfand	ISAIL 19955-011 HC 1996L-007	Palm 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 lia/o \$22,613,96 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.
Cornerstone Group Jorge Lapez	River Oaks Florida City	River Oaks Holdings, Ltd.	River Oaks Holdings, Inc., Comerstope River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Atfordable Housing, Inc.; Stuart I Meyers; Jorge Logez	HOME 1994DRHR- 031	Døde	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for Ioan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Cornerstane 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. Dibp Barot - Coral Gardens Yashpat Kakkar - Vista Paims, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480, <mark>000</mark>	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	XXVF, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilio Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/5A	SAIL - Loan Matured 12/1/14. Demand letter sent monthly, last sent 4/30/15.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; N8 Holdings Management, LLC; Nalmisha 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/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 11, 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 i/a/o \$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	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest t/a/o S50,593,61 due 1/1/15; late fee interest t/a/o \$224.65 as of 5/15/15; Owes 2/2015, 3/2015, 4/2015, \$/2015 payments t/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

	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015												
Developer/Contact	Property Name		Affiliate/Financial Beneficlary/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 at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Vista Palms (fka: Andros Isle)		Creative Choice Homes X1, LTD; Yashpal Kakkar	SMI #27	Lee .	\$491,274	Second		SMI - Owes balloon interest i/a/o \$61,030.84 due 11/15/14; late fee interest l/a/o \$240.78 as of 6/15/15. 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		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 Delray LTD	Moorhouse; Delray	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Paim Beach	\$115,900	Second		TCAP/HOME - Owes interest Va/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 Brierton; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorehouse.	HOME 1999-076H	Collier	\$2,043,000	Second		HOME - Paid as of 5/19/15, Owes 1 monthly replacement reserve payments i/a/o \$2,600 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		SAIL - 2013 Property Taxes are past due <i>ila</i> /o \$53,453,03 and a VAB petition has been filed halting tax sale. 2014 Property Taxes are past due <i>ila</i> /o \$51,876,88. Delinquent taxes were adventised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees <i>ila</i> /o \$8,750. Last contacted the Borrower on 2/2/15.				

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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	
EHDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protuiis	Mildred Claude ₽epper Towers	EHDOC Pepper Towers Limited Partnership		TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFCIACS	TCEP - 2014 Annual Loan Servicing Fee va/o \$4,982.96 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 Borothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Atlance of SW Florida CDC, Dorothy Caok, 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 i/a/o \$184,561. Borrowar'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, Horida Housing Tex Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,600,000	Fīrst	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	Osceofa	NA	NA	FHDC	FDIC - Owes FHFC Administration Faes #a/o \$25,359.96, including \$12,634,16 for a prior year. Last contacted borrower on 4/02/2015.
Golderrute Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and COC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn i/alo \$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 Galnes; Bishop Fred Brown	PLP 2007-142	Duvai	\$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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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Seneficiary/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 8 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; and 12/29/14.
HA of the City of Miaml Beach (The) Miguel Del Campillo	Steven E. Chaykin Apartments	The HA 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	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; Penca, John D; Cliché, April L		Nassau	\$3,150,000	Second	FHEC/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; Carolyn A, Jenkins; Steve Bauer	HOME 1895HR-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 Kincald	La Bell a Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring fees va/o \$450 due 5/11/15, including a past due amount of \$225 due 7/?/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.		SAIL 1995-0305 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 1 Apartments	FDIC-AHDP	Hillsborough	NA	NA		FDIC - Past due servicer fees Valo \$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 Partmership; Emeraid Palms GP, LLC; Boardwalk Properties Management, Inc.; Emeraid Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger; Stewart I, Marcus	SAIL 2001-0748	Broward	\$2,600,000	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 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,

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Criginal Loan Amount	Lien-Position	Servicer/ 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. Vvallace; Edward L. Jennings, Jr.	SAIL 2000-067\$	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due <i>Va/o</i> \$9,659 for 2007 SAIL Interest due 9/31/08. Late charge <i>i/a/o</i> \$432,96 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 to the 2011 SAIL Interest <i>Va/o</i> \$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 mortgage for the SAIL loan. First Mortgage 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>i/a/o</i> \$500. 7/17/14 sent past due email requesting status update of all outstanding 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 - 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.
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, L I d.	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. Domand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HØME 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.	Affordable/Citrus Gien, Inc.; Emily Badger; Kenneth Dixon	5AIL 1993-0135	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees (/a/o \$5,175 due 4/30/15. Reminder nolice 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 i/a/o \$7,563.95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Vijla 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 sen monthly, last sent 4/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneticiary/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		RFP2010-04/2009- 171C/2010- 043CX/2011-023CX	Pineltas	\$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	livy Chase - Hudson		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.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	(fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Mami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	DEMO 2001/08- 006HL	Miami-Dade	\$1,000,000	Second		DEMO - Owes replacement reserves for 2013 i/a/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/a/o \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Elleen Reilly; Denis Russ	EHCL 2008-002E	Miami-Dade	\$750,000	Third		EHCL - Owes \$10,584 plus a 5% lete charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 5/12/15.
	Villa Maria Apts	Mami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Sarberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009- 009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves Valo \$45,900 as of 12/31/14.

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					a Housing Floan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrili S. Munnings, Sr.	Doveland Villas	Noah Development	Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Locket; Dorothy G Gilbert	SAIL 1990S-001	Paim 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 \$1,788.80 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 Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff, Ora Green; Clarence Lewis; Sarah Figgers; Lizzia Thomas; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property l/a/o \$80,852.48, 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 \$61,843.50 plus late charges of \$2,268,65. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocata 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; Dentsa Leavings; Eddye Beard; Rose Jankins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-169 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	Buccareer 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 FNFC HC (RD) compliance monitoring fees #a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycott	Edisto Cakes	Pacifica Edisto Lake, LLC	Deepak Israni; A\$hok Israni	SAIL 1994-042S	Lee	\$2,681,642	CM Only	FHDC	SAIL - Ovres 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,	5AIL 19995-079	Pasco	\$2,000,000	Second	SMG/SĂ	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 1/27/15, 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. 4/6/15 spoke with 1st Lende attorney concerning why all escrew accounts had been zeroed out. He advised this was done as part of the initiation of foredosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foredosure 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, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due service: fees l/a/o \$15,982.28, invoice sent 2/13/14, Reminder Notice sent 3/25/14 Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14.

					Housing Finan Due Report - as	ce Corporation of 05/15/2015			
Developer/Conlact	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	Ravenwood Apartments, LLC	(Thomas Stanléy	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 i/a/o \$128.333.15 (for period 11/08-05/13), then \$2,333.3 per month beginning 6/11/3 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 \$76,000 a late 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 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 servicer tess i/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.
	Uoyd House (VBL II)	Llayd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHOC	FDIC - Past due servicer fees l/s/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to efiminate future fees. Last conjacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FOIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees l/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.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 19941092	Manatéé	NA	NA	FREC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8 250. Last contaced the Borrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Coluny	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	\$10,973,955	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	Řidge Winter Haven Lto.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Palk	\$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	FTagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees t/a/o \$2,025 due \$/11/15, including previously past due fees totaling \$1,600. 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 escrew 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 Molinan; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees Valo \$1,671 due 4/30/15. Reminder natice 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 2002-0075	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$4,443,37 due 4/30/16. Reminder notice sent 4/30/15

					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	
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor		Trimble, Brian; Masi,	TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,965	Second	FHFC/SMG	TCEP - Owes \$250 lete fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late les 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/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	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 ioan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueires	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras; José E Rodriguez; Pedro D Gleria	HOME 1993HD-014 HC 1993L-096	Miami-Dade	\$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 - Paid \$/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	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-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 9/6/11. COT received on 9/12/11. 12/31/11. Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off i/a/o \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Miami T. Willard Fair	Lakevi sw 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		SAIL - Owes 1 partial P&I payment of \$148.80 due 5/4/15, Owes 2014 SAIL Servicer fees i/a/o \$4,300.84 due 4/30/15, Past due notice sent 4/30/15,
Villa Capri III Associates, Ltd. Mara Mades	Villa Cepri Phase III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Cornerstone Villa Capri III, LLC	RFP 2010-051X/2009- 510C	Collier	\$14,5 <mark>8</mark> 2,575	Second		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.

					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	
Volunteers of America of Lak Florida, Inc. Janet M. Stringfellow	Lake Čity Cabins	Inc.	Susie Towater; Edwin A, Sheperdson; Robert E, Atkins; Alex Bueno; Helen Gutterrez; David Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Martha Baker; Dr. Maurice Harvey; Allison Tutwfler; Janet M. Stringfellow		Columbia	\$1,600,000	First	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$7,763 due 4/30/15, Reminder notice sent 4/30/15,
	Pensacola Velerans	VoA of FL - Pensacola Veterans, Inc	Thomas Turnbull; Carof Moore; John Moreland; David Housssian; Janet M, Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$5,051 due 4/30/15. Reminder inolice 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 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/Financlal 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	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	Seitzer Management/ Welis 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,	Atlantic Oaks 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 & Notita 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 / Wells Fargo		11/13/09

				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
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.	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	Duval	\$67,029		First Housing		11/23/09
Flournoy Development Company Randali 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 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 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 -03 4S	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	\$ <u>2,</u> 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. 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.	19931-093	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 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	Princip al 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	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	\$21,806	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 Ríver	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	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase (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	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financíaí	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	Developer	Affillate/Financial Beneficiary/Princip al	as of 05/15/2015 Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Forectosure Completed i Loan Charged Off
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Lld.	1995L-032 1995S-026	Paím 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	\$410,673	First	Florida Housing	\$410,573	12/29/10
Paragon Group	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.	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	Seitzer		05/29/12
Reliance-Magnolia Point, LLC	Magnelia 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		MR19895	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	MR2004Ğ 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.	2001-021S/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

Foreclosure Report - Page 4 of 5

				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 Charge 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	\$496,820	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	\$15,600,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orfando	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 Gatehouse 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	2006-0938	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
Heritage Partners Jim Kincaid	Edisto Lakęs	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.	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	2004-094S	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	3/14/2 012
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 (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 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	Suntise 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, 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	1		\$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-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	\$262,038	12/31/2010
Osceola County	Osceola County	Osceola 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		SÁIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, tnc. (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	09/26/0B



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: <u>JDelSol886@cpmapartments.com</u> 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	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	Immokalee
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. Village	Miami

	· · · · · · · · · · · · · · · · · · ·
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	Pace
Meridian West	Key West
The Beacon (fka Metro)	Mîami
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
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 P

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 <Laura.Cox@floridahousing.org> wrote:

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



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

Jaura.cox@floridahousina.org p. 850.488.4197 | f. 850.410.2510

Visit our website at <u>www.floridahousing.org</u>.

Florida hos o broad and inclusive public records low. 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: <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.

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, Sulte 200 | Miami, FL 33133 Office: (305) 357.4725 | Fax: (305) 476.1557

E-Mail V-Card Website Facebook Twitter UnkedIn



EXHIBIT Q

					Housing Finar	tee Corporation s 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	Hemando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due \$/11/15, including past due fees of \$225 due 7/7/14 Last contacted the Borrower on 3/25/15.
	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 5718 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. Cristis George	Regency Gardens	Regency Gardens Apartments, Ltd.	Alliant Holdings of Regency, LLC; Project Teamwork, Inc.; Shawn Horwitz; BJ Behnken; Tony Akmario; Gail Moore- Swaby; Martha Gonzalez; Joan Englert	SÁIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees va/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 2008-01-07	Hardee	\$1,577, <mark>186</mark>	Second		SAIL - Past due for 5/2015 Tax and Insurance payment totaling 925,04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$650,00. Past due for the 2014 SAIL servicing fee <i>i/a/s</i> \$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 enail 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.
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 Apis.	Arbours at Fort King, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriet; Moore, John Jr.; Sumraff; 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	ЦC	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2009-04/2009- 42X	Walton	\$9,095,000	N/A	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.

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					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	
Arcadía Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Semor 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 unab to payoff lean on 1/7/13. Demand letter sent monthly. last sent 4/30/15. Amount drawn i/e/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	Bay	\$625,000	Third	FHDC/SA	HOME – First montgage filed for foreclasure 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 i/a/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	\$econd	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 #a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys II	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	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/ \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15. Past Due Notice sent 3/30/15.
Cartisle Development Group Claudie Ortiz Johnathon Del Sol	Bell Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	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 barrower 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 long 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. PNA possibly to be scheduled for June 2015.
	Brownsville Transi Village II	it Brownsville Village II, Ltd.	Brownsviße Village II, LLC; Matthew S. Greer, Carlisie Development Group, LLC; 1754, LLC	TCEP RFP 2009- 04/2009-056X	Miami-Dade	\$21,768,500	Third	FHEC/ENDC	TČÉP - 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>i/a/o</i> \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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					Housing Finan Due Report - as	ce Corporation of 85/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued on next page.	Brownsville Transit Village III	Brownsville Village III, 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 I/, 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	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 quarterty servicer fee Va/o \$2,227 50 due 4/30/15. Past due notice sent 5/12/15.
Continued from previous page.	Dr, Kennedy Homes	Dr, Kennedy Homes, Ltd. Jonathon Del Sol	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 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Matthew S. Green	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Jonathon Del Sol	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010- 14/2009-146C/2010- 045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - Dwes \$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.
	Everet: 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 I, 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.
	Northwesi Gardens I (Alari Apartments)	Northwest Properties I, 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 Dei Sol	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010 14/2009-145C/2010- 046CX	Broward	\$6,275,000	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.
	Palafox Landing	Palafox Landing, Ltd	CEII Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; William Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764 ,1 00	First	FHDC	TCAP - Owes TCAP quarterly servicer lee i/a/o \$1,502.98 due 4/30/15. Pat due notice sent 5/12/15.
	Šonrise 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 Valo \$5,823.50 due 4/30/15. Remind notice sent 4/30/15.
	Summerlake	Summerlake Apartments, Lld,	Summerlake Apartments, Inc.; Lloyd J. Boggio; Matthew S. Greer	SAIL 2000-019S	Broward	\$1,100,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer faas Va/o S4,500 due 4/30/15. Reminder notice sent 4/30/15.

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	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015											
Developer/Contact	Property Name	Ownez Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee				
				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 \$/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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					A 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	
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 Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-0565	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 altempt 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.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez		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.
CEDC Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villes	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDD 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 - Öwes 2008 SAIL interest l/a/o \$80,689 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 2009, 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	\$4,348,648	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. 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 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 11	Ballet Villages II 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 \$1,356.70 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.

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					a 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. 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	Palm 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 \$15,451.16 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 lotal of \$2,152. Past due notice sent 5/6/15.
Cornerstone Group Jorge Lopez	River Oaks Flonda City	River Oaks 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 FNFC 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 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 Hornes, Inc. Dilip Barot - Coral Gardens Yashpał Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Dougless Square	Caribbean West	Creative Choice Homes 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 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/5A	SAIL - 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 1989-084S	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 t/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 raimbursement dato \$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	Creative Choice Homes XVI, LTD; Yashpel Kakker	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes belicon interest i/a/o \$50,593,61 due 1/1/15 late fee interest i/a/o \$224,55 as of 5/15/15. Owes 2/2015, 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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					Housing Finan Due Report - as	nce Corporation s of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI#27	Lee	\$491,274	Second	FHFC	SMI - Owes balloon interest Va/o \$61,030.94 dua 11/15/14; lete fee interest Va/o \$240.78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments Va/o \$3,242.19 due the fifteenth day of each month. Owes late charges and late lee 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 L. Dewar, Jr,	Inverness Club	Dewar Properties	James L. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citr⊔s	NA	NA	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees valo \$225 Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Paul R. Sween; Mark S. Moorhouse; Delray Beach Leased Housing Associates I, LLC; Dominium Holdings II, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003GT	Paim Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest Jaro 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 Carbett; 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, Wittredo Gort, Florentino Almeida, Yunis Segura	SAIL 19915-029 HC 1990L-031	Miami-Dada	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due i/a/o \$53,453.03 and a VAB patrixo has been filed halting tax sale. 2014 Property Taxes are past due i/a/o \$51,876.88. Delinquent taxes 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			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/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 Claude Papper Towers	ÊHDOC Pepper Towers Limited Partnership	EHDOC Pepper Towers Charitable Corporation	TCEP RFP 2010-04 / 2009-092C / 2010- 025CX / 2011-007CX	Miami-Dade	\$2,300,000	Second		TCEP - 2014 Annual Loan Servicing Fee 4a/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 Gook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Smell, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll		Collier	\$376,000	Firsl	FHFC/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 Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Šavino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees Ita/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	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.

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	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	Services/ Trustee				
Grace and Truth Cormaunity Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop, Alonza Anderson; Reginald Analey; Carolyn Lawe; 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 Finar Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Atfiliate/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	Hausing & 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) 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 reptacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/5/15.
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: Clichè, 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; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/26/11. Demand letter sent monthly, last sent
Heritage Partners 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 fees Va/a \$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 It. Inc.; James Kincaid	SAIL 1995-0305 HC 1996L-010	Paim 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	AN	FHDC	FDIC - Past due servicer fees i/a/o 51,589.60. 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	Émerald 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	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 Jeif Sharkey	Independence Village	Big Bend Community Based Care	Independence Village LLC, Big Bend Community Based Care Inc., Caral 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 \$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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					Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/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.	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.	SAIL 2000-067S	Alachua	\$1,025,000	Second	SMG	SAIL - Pest Due valo \$8,659 for 2007 SAIL Interest due 8/31/08 Late charge valo \$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 valo \$3,867 due by 8/31/12 in addition to the late payment charge valo \$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 ira/o \$500. 7/7/14 sent past due email requesting status update of all outstanding past due items listed above 11/8/14 sent request for update to al past due items. 12/29/14 sent email for update of past due items on 2/12/15 no response. 4/7/15 sent edition request for update. Sent email for update on past due items 5/14/15
JP Morgan Housing Corp. Deanna Muellar	Lenox Court	Lenax 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	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.
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; Betty Rondeau		Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan malured 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	Manroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand latter sent monthly, last sent 4/30/15
Letand Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Affordable/Citrus Glen, Inc.; Emity Badger; Kenneth Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees //a/o \$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 III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniet 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 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	
Local Community Housing Corporation Patricis Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia; Wilkinson, Tina; Logan, Alphonso; Herring, Linda; Combs, Lena; Sæenger, Robin	RFP2010-04/2009- 171C/2010- 043CX/2011-023CX	Pinellas	\$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-086	Pasco	Ń/A	N/A		HC - Owes FHFC HC compliance monitoring fees (a/o 32,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (ika 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		DEMO - Owes replacement reserves for 2013 i/a/o \$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/a/o \$17,750.
	The Allen	LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Halt; Eileen Reilly; Denis Russ	EHCL 2008-002E	Miami-Dadə	\$750,000	Third		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 5/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Berberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	OD9FHSH	Miami⊧Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves #a/o \$45,900 as of 12/31/14,

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					a Housing Finan Due Report - as				
Beveloper/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 McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilberl	SAIL 1990S-001	Palm Beach	\$1,118,000	First	PHDC/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 \$1,786,80 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 Öaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzle Thomas; Elvelia Merjivar	SAIL 19985-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property Va/o \$80,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owas \$500 SAIL Late Filing Fee for 200 2013. Owes 2004-2014 Servicing fees <i>Va</i> /o \$51,843,50 plus late charges of \$2,266.86. On 3/3/15 notice was sent to borrower regarding unpaid fees,
Ocala Leased Housing Corporation, Inc. Brownell Bamard	Magnotia 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; Elhora 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. TAI 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 Edisto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake	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 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 19995-079	Pasco	\$2,000,000	Second	SMG/SA	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 fir lender default notice dated 1/27/15. 2/3/15-sent Notice of Breach of Loan Coversant latter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts. 4/6/15 spoke with 1st Lender atterney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiated foreclosure proceedings. Funds were sent to Fannie Mae, 1st lender initiated foreclosure proceeding Notice of Lis Pendens and Complaint filed 4/6/15.

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					a Housing Finar Due Report - as	ce Corporation 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	
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 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.
Ravenwood Apartments, LLC Thomas Stanley	Ravernivood Apariments	Ravenwood Apartments, LLC	Thomas Stanley	8AIL 19985-001	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 //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 //a/o \$96,599. Late Payment Fae of 5% of payment amount (\$4,829.95) has bee charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due //a/o \$75,000 a late charge of \$3,750. 2013 SAIL Interest is past due //a/o \$75,000 a late charge of \$3,750 is now due. In addition, 2014 Loan Servicing Fees \$8,250.00, 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 1)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia		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.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA 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 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, 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.
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 Valo \$8,250. Last contaced the Borrower 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 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 l/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 o Seville	f 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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					a Housing Finar Due Report - as	te Corporation s of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affijiate/Financiai Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
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 Va/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 \$99,649.
SP San Marco GP, LLC Brianne Heffner	San Merco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-0075	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees Va/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	\$12,838,965	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	Cinnament Cove	St, Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A	FHĒC	HC - Owes FHFC HC compliance monitoring fees Valo \$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; Tangle White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$1,775,000	Second	FHDC/SA	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 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	HÖME - Owes 1 partial monthly P&I payment valo \$148,80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment iva/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments iva/o \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Paid 5/26/15. Owes FHFC HC compliance monitoring fees i/e/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. i/a/o \$5,587.44 (parcel value). 9/30/1- Partial charge off i/a/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	\$1,651,248	First	FHDC	SAIL - Öwes 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.

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					Housing Finar Due Report • as	ce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	menericiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Villa Capri III Associates, Ltd. Mara Mədes	Villa Capri Phase III	Villa Capri III Associates, 11d.		RFP 2010-051X/2009- 510C	Collier	\$14,582,575	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
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City Cabins	Volunteers of America of Florida, Inc.	Susie Towater, Edwin A. Sheperdson, Robert E. Atkins, Alex Busno; Helen Gutierrez, Davld Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Marthe Baker; Dr. Maurice Harvey; Allison Tutwiker; Janet M. Stringfellow	SAIL RFP 2008-01-03	Columbia	\$1,600,000	First	FHOC	SAIL- Owes 2014 SAIL Servicer fees i/a/u \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Velerans Inc	Thomas Turnbuil; Carol Moore; John Moreland; David Housssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	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 letti 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.		MR19838	Paim Beach	\$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	19931032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	19901-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Allantic Öaks Partners, Ltó.	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	Duva!	\$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.	1993 L-074	Orange	\$1,870,701	First	First Housing		08/25/09

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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
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cabblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09
Land Trust, Inc.	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Éscambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing Foundation		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.	19901-032	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 Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Mlami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miamì 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
	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
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14

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				FHFC Foreclosure 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	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		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	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	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Viilas, 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	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	
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

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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
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		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
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	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Örange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Høgar	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-Magnolía 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	\$2,116,567	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/Financial Beneficiary/Princlp al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Posilion	Servicer/ Gredit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, เ.P	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 Omnì, Ltd.	2001-025C	Lee	\$1,200,000	N/Å	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-0215/2001- 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 \$13,450,000 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 \$12,150,000 199 9- 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	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	Foreciosure Completed / Loan Charged Off
Worthwhile Development Enc Bonney	Riverfront		Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerty Selizer, now FHFC/ BONY		07/24/09

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				FHFC Short Sale Report as of 05/15/2015				_		
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princlp 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		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	2006-0938	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commans	The Gatehouse Group, Inc.	Marc S. Plonskier	95-001S		\$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
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, IGP; Group Edisto, Inc, Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-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	958-044		\$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

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				FHFC Short Sale 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	Sale Completed
Villas of Capri	Villas of Capri	Read Property Group LLC		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	8030- 0 8	Lee	\$1,577,728	Second		\$827,726	10/25/2013

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FHFC Other Writeoff 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	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.
	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., Femanada 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	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 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	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	<u> </u>		\$127,535	01/31/08
Southtake 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		\$2,858,763	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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					ousing Finance (e 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
Affordable 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	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		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	\$ 1,57 7,186	Second	SMG	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 her in the amount of \$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 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 lunding. 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 B/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 1996S-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 Resconse.
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 email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. Amount drawn i/s/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; Tricia Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHÊC	HOME (ARRA) - Owes Interest and late fee lotaling \$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		Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$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 Amount	Lien- Position	Servicer/ Trustee	Comments
Atlantic Housing Partners LLLP Incia Doody	Fountains on Falkenberg	Atlantic Housing Partners, LLLP	Fountains at Falkenberg (I, LLD; 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	Allantic Housing Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Partners; Tricia Doody; Beach Village at Palm 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; Ima Burden; Davina Gorden; 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	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,625,43 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 \$9,385,75 due 9/30/15. Reminder notice sent 9/25/15.
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
Ø, Reid Brannon	Keys III	Brannon Group, L. C. & Co., The	Ö. 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
Carlisle Development Group Elizabeth Wong	Palafox Landing	Carlisle Development Group	Palafox Landing Ltd.; Carliste Development Group; CEI! 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 loteling \$834.45 due 10/1/15.

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					ousing Finance (e 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
Carlis1e Development Group Lloyd Boggio	Charlotte Crossing	Carlisle Development Group		HOME RFP 2009-03	Charlotte	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825,43 due 10/1/15.
	Bel) Ridge	McDonoudh TCG Bell Ridge II, Ltd. Carlisle Developme Group Lloyd J. Boggio		BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A GNA was prepared for the property in 8/2014 The assessment recommends an increase of \$529.79 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 Cartisle. Cartisle 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. Red'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 red' Aug 2015 indicating new RR req of \$626,25/unit. BAML working with client and bank counsel 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.
	Magnoka Crossings	Bell Ridge 11, Ltd.	TCĞ 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	BONDIRRLP - 1) A CNA was prepared for the property in B/2014. The essessment recommends an increase of \$629,79 per unit (\$2,519,16/ma.) 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 coursel 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 Bell 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 Öaks 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	ŚÁIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest va/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 under 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.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Ben <u>eficiary/Principal</u>	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Community Affordable Supported Living, Inc. Scott Eller	Caelition 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 Valfardes; Cindy Bishop; Michael Martin; Mark Padget	БЕМО 2001/07-001DD	Multiple locations: Sarasota; Highlands; Manatee	\$1,020,080	Second	FHFC	DEMO - Owes replacement reserves i/a/o \$16,800.00 as of 12/31/14.
Community Connections of Jacksonville, Inc. Mindy Barker	Florence N.Davis Center	Community Connections of Jacksonville, Inc.	Community Connections of Jacksonville, Inc.	SAIL 1995S-045	(Duva)	\$268,200	Second	FHEC	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.	SAIL 1996S-003	Brevard	\$4,349,848	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 Due Reminder sent 10/2/2015.
Complete Property Development Company Joseph Crossen	Ballet Villages II	Ballet Villages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Paim Beach	\$942,994	First	FHDC	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 \$4,956.01 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 1995S-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A	FHDC	SAIL - Per statements received from the borrower through 8/31/2015, RR deposits are past due for 1 partial payment of \$218 and 6 full payments of \$967 each, for a total due of \$6,020.
Creative Choice Homes, inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Cholce 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 Isie)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SM1 #27	Lee	\$491,274	Second	FHEC	SMI - Owes partial September 2015 payment #a/o \$1,350 47
·	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-006	Miami-Dade "	\$1,460,000	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 Maneger, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989S-064	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 goin 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
Creative Choice Homes, Inc., cont, Dillp Barot - Coral Gardens Yashpal 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	Pəlm Bəach	\$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-Tejeta	Rio Towers	Rio Towers, Ltd., Easl 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 sen 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 contracted 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-Toli		Collier	\$375,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn l/a/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	SATL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. Per FHFC short sale was approxed 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	NA	NA	FHĐC	FDIC - Owes FHFC Administration Fees Va/s \$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,
Goldenrute Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Éstates	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 de/o \$36,447 12. Dsmand 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	i First	FHFC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn: \$649,889.40.
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Jnc.	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	First	FHDC/SA	HÖME - Loan matured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

Past Due Report - Page 5 of 10

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Developer/Contact	Property Name	Owner Entity	Affillate/Financial Beneficlary/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	\$719,899	First		SAIL - Owes 1 monthly P&I payment Va/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.; Cethy Harris	SAIL 1993S-054	Duval	\$1,429,329	First		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; Larry 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 Partners Group, Inc James Kincaid	La Belle Commons	Heritage Partners Group, Inc	James Kincald	HC 1990-071	Hendry	N/A	N/A		HC - Owes FMFC HC (RD) compliance monitoring fees valo \$450 due \$/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 Kincaid	SAIL 19958-030 HC 1996L-010	Paim Beach	\$389,945 N/A	Second N/A		SAIL - Loan metured 6/30/12. Demand letter sent monthly, last sant 9/30/15,
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- 045CX	Broward	\$6,275,000	Fırst	-	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 9/16/15 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		FDIC - Past due servicer fees i/a/o \$1,589.50. 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.
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood partners, Associates, Inc.; MEC Bond Warehousing, LLC; Midland Speciał Limited Partner, Inc.; Anne M. Wallace; Edward L. Jenprings, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second		SAIL - Past Due <i>i/a/</i> o \$8,659.00 for 2007 SAIL Interest due 8/31/08. Late charge <i>i/a/</i> 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 iao \$3,887.00 due by 8/31/12 in addition to the late payment charge <i>i/a/</i> 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 Authority; Norman Parker; Oennis J. Wardlow; James R. Dean; Hany L. Bethet; Beth: Rondeau		Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan malured 3/21/11. Demand letter sent monthly, tast sent 9/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second		HOME - Loan matured 3/21/11. 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
Lakeland Housing Authority Herbert Hernandez	Bannet Shores	Lakeland Housing Authoniy	Lakeland Housing Authority; Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hernandez; Benjamin Stevenson; Richard Richardson; Bernice Evans; Eddie Hall; Michael Pimente!	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 Vilas	Lakeland Housing Authority	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 fee totaling \$1,625.43 due 10/1/16 Interest paid on 10/22/15. Late fee Va/o \$86.93 due.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.		SAIL 19935-013	Orange	\$1,670,000	Second		SAIL - Loan malured 6/26/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees l/a/o \$5,175 plus a 5% late charge of \$256.75 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 Haili Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-097	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter ser monthly, last sent \$/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 comptiance maniforing fees liaro \$2,100. Last contacted the owner on 2/25/15.
	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Cuntis, Stave W. Scott, John M. Curtis	SAIL 1995S-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 plu 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 lizho \$3,000, including \$1,500 due for prior years. Last contacted the Borrover 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. Mannause	SAIL 20005-049	Manatéé	\$1,824,680	Second	FHDC	SAIL - Owes \$58,896 plus a 5% tate charge of \$2,944,80 for 2014 SAIL Interest due 8/31/15, Past due notice sent 9/25/15
Mlami Beach Community Development Corp. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatriz Cuenca-Barberlo; Alan Hall; Donna Gunther, 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 9/25/15. Borrower has failed to provide proof of RR deposits for July and August Va/o \$283.33 each. Last request sent 9/22/16.

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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		
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Mendian 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	DEMO 2001/08-006HL	Miami-Dade	\$1,000,000	Second	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 l/a/o \$17,750.		
	The Allen	MBCDC: The Allen LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Elleen Reilly; Denis Russ	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,664 plus a 5% late charge of \$529,20 for the annual EHCL sinking fund due 6/31/13. Past due and reminder notices sent monthly, last sent 9/25/15.		
	Villa Maria Apts	Mami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSH	Miamì-Døde	\$2,000,000	Second	FHFC	SHADP - Dwes 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. Carnel Gardens, Inc.	EHCL 1997E-002	Ouval	HOME \$1,637,763 EHCL \$197,199	Second Third	ACS/SA	EHCL - Third Mortgage (EHCL) matured 8/23/15.		
NOAH Development Corporation Camil S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Göbert	EHCL 2006E-003 SAIL 19905-001	Paim Beach	EHCL \$479,761 \$1,118,000	Fourth 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 \$1,788.80 plus a 5% fate charge of \$89.45 for 2012 SAIL servicer fees due 4/30/13. Owes \$1,788.80 plus a 5% fate 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 Megivar	5AIL 1998\$-049	Gadsden	\$1,430,000	First	FHEC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property #a/o \$80,852.48. 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 I/a/o \$54,286.00 plus late charges of \$2,388.79. On 91/15 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	S95,107	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$763.95 due 10/1/15.		

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	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Arnount	Llen- Pasition	Servicer/ Trustee	Comments
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolia Waik Apartments II, Inc.; Brownell Barnard; Howard L, Gunn; Gwenddyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnors 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. T&I 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.		SAIL 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. 4/6/15 spoke with 1st Lende 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 update. At the 9/16/15 FHFC Board meeting the modification of the SAIL loan terms was approved which will allow for the development's debt to be restructured and transferred to a new owner while curing all default 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, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees t/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	Ravenwood Apartments	Ravenwood Apariments, LLC	Thomas Stanley	SAIL 19985-001	Duvel	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclesure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow, A lump sum was requested for RR <i>la/o</i> \$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>l/a/o</i> 596,599. 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>l/a/o</i> \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due <i>l/a/o</i> \$75,000 a late charge of \$3,750 is now due. In addition, 2014 Loan Servicing 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 idate.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NÁ	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 6/25/12
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Éscambia	NA	NĂ	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 \$/25/12.
	Villa Barcetona (VBL I)	Villa Barcelona, LLC	Real Estate Management, 11C	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.49. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Las icontacted the borrower on 6/25/12.

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					using Finance (Report - as of f				
Developer/Contact	Property Name	Owner Enlity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Rellant 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 \$8,260. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winler Haven Ltd., Nathaniel Sindsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sant 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	Hillsborough	N/A	N/A		HC - Owes FHFC HC compliance monitoring fees va/o \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Miami Beach Miguel Dei Campillo	Steven E. Chaykin Apartments	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	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.
The NRP Group J. David Heller	Chatham Pointe Senior Apartment Homes fka Stenstro Road Senior Village	Senior Village 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		TCAP - Failure to pay Interest invoice in the amount of \$4,045.37 due on B/31/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 3/21/15 due immediately.
Universal Truth CDC Rose Mincey	Universal Homes	Universel 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 parcets securing lean 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 (parcet value). 9/30/14 Pantial charge off i/a/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	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 monthly P&I of \$2,148.02 due 10/1/15. Reminder notice sent 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 Va/o \$500; Owes Replacement Reserves Va/o \$3,150,00 as of 9/30/15.
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	FHEC/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
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Unvited 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	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$6,945,000	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	Tuntie 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, ILP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Righland 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.	Atlantic Oaks 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 / Wells Fargo		11/13/09

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				FHFC						
				Foreclosure Report						
				as of 10/02/2015						
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
Land Trust, Inc.		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	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	Hilmoor Village I & II	Fiournoy Development Company	Hilimoor Townhomes, Ltd. & Hilimoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$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 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.	2001-0345	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	Gult Landings Davelopment 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	Barnmon Park		<u></u>	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	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	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	Housing and Education Alliance Redevelopment Team II, 11.C	<u></u>	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	\$21,806	N/A	First Housing		09/23/08		
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthome 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	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 Kennitworth	Las Villas at Kennitworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seitzer	\$278,061	12/08/11		
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	948-007/94L- 162/951-008	Orange	\$2,420,000	Second	Seitzer	\$2,420,000	10/28/11		
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	19901-026	Hilísborough	\$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	Mation	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	nâ	N/A	First Housing		09/08/14		
MAS Apartment Corp. Richard J. Whaley	Beile 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		

				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	Llen- 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
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
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.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Vīllage	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-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		19901-080	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 Carlisie 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 as of 10/02/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip Ial	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- 52BC	Hìllsborough	\$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 COC; 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	\$15,600,000 \$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 ili Ltd.	MR2001E1&2 / 2001-518C	Ċollier	\$19,710,000	First	First Hausing / 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	

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				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	Llen- 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 I	\$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	2006-093S	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	96-001S		\$1,880,900	Second	1	\$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	\$2,822,761	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.
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 Caprì	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

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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	and a second sec	White Oak Real Estate Dev. Corp.	While 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 10/02/2015											
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	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	12/3 1/10	
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	
Fannworkers 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	\$45,96B		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-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	1		\$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		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 Rulledge	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

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COMPOSITE EXHIBIT S

From:	Jonathan Del Sol <jdelsol886@cpmapartments.com></jdelsol886@cpmapartments.com>
Sent:	Thursday, November 05, 2015 2:13 PM
To:	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: 305-476-5240

------ Forwarded message ------From: Liz Wong <<u>Iwong@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.

E 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

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					lousing 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
Affordiable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees ite/o \$450 due 5/11/15, including past due fees of \$225 due 7/7/2014. Lest contacted the Borrower on 3/25/2015.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth		Alpha and Ornega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc, Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,186	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, 4/3/15 - 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 property has hed 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 pard out of ODR account. Sent email to FKFC on 6/27/15 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 - Feiture 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 Resonnce.
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 email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent \$/30/15. Amount drawn i/a/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; Tricia Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee lotaling \$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

	-				e Report - as of				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	Соцлту	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Atlantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg		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 Iotaling \$1,825.43 due 10/1/15.
	Beach Village at Palm Coast	Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Partners; Tricia Doody; Beach Village at Palm 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		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, Adems; Ima Burden; Davina Gordon; Thomas K, Bowers	HOME 1992HR-022	Seminole	\$1,050,000	Second		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	Seneficial 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 lotaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC		TCEP RFP 2009-103C 2010-011CX	Monroe	\$1,800,000	First	1	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 9/25/15,
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys &	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.
	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	Cartisle Development Group		HOME RFP 2009-03	Escambia	\$115,90D	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$894.45 due 10/1/15.

Past Due Report - Page 2 of 10

					Susing Finance (Report - as of 1				
)eveloper/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Services/ Trustee	Comments
Carliste Development Group Joyd Boggio	Charlotte Crossing		Carliste Development Group; Charlotte Crossing, LTD; TCG Charlotte Crossing, LLC; Lloyd Bogglo; Brian McDenough	HOME RFP 2009-03	Charlotte	\$115,900	Second	FHFC	HOMÉ (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15
	Bell Ridge II		TCG Bell Ridge 11, LLC	80ND 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 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 coursel 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 nev 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 sc26.25/unit. BAML working with client and bank coursel to confirm acceptance of increase (client refused to sexcute prior agreement). Email: BAML for status update 9/9/2015 & 10/2/2015. No response to date.
	Magnolia Crossings	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Llayd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second		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 availing legal coursel 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. Mirrors Bell 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 Caks 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; Wille Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2006 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.

Past Due Report - Page 3 of 10

					using Finance (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	Commenta
Community Affordable Supported Living, Inc. Scott Eller	Coalifion to Assist Supported Living, Inc (CASL)	Coelition to Assist Supported Living, Inc (CASL)	Community Affordable Supported Living, Inc (CASL); Charles Richards; Scott Eller; Rebeca 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	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 Jacksonville, Inc. Mindy Barker	Florence N.Davis Center	Community Connections of Jacksonville, Inc.	Community Connections of Jacksonville, Inc.	SAIL 1995S-045	Duval	\$288,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,585.80 as of 12/31/14.
Community Housing Initiative Trust, Inc. Nicole Tenpenny Brenda Weed	Willow Brook Village		Community Housing Initiative Trust, Inc.	SAIL 19955-003	Brevard	\$4,348,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for toan 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 Fast Due Reminder sent 10/2/2015.
Complete Property Development Company Joseph Crossen	Ballet Villages	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 9/30/15. Owes 1 partial monthly escrow payment of \$4,857.23; 2 monthly escrow payments of \$4,958.01 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 fdue 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 1995S-011 HC 1996∟-007	Palm Beach	\$600,000 N/A	Second N/A	FHDC	SAIL - Per statements received from the borrower through 8/31/2015, RR deposits are past due for 1 partial payment of \$218 and 6 full payments of \$967 each, for a total due of \$6,020.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Hames XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/ŚA	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	SM1#27	Lee	\$491,274	Second	FHFC	SMI - Owes partial September 2015 payment i/a/o \$1,350.47.
	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-006	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 v 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	Greative Choice IV Limited LLC	DSQ Manager, LLC; NB Holdings Management, LLC; Naimishs Barot	SAIL 19895-084	Monroe	\$1,290,000	Second	FHDC/SA	SALL - 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 1				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Óriginal Loan Amount	Llen- Position	Servicer/ Trustee	Comments
Creative Choice Homes, Inc., cont. Dilip Barol - Coral Gardens Yashpal 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; Yashpel Kakkar	HOME 1992111-004-R2	Palm Beach	\$300,000	Second		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, Florenkno Almeida, Yunis Segura	SAIL 1991S-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A		SAIL - Ówes 1 monthly P&1 of \$2,573,12 due 10/1/15, Reminder notice san 9/25/15, 2014 Property Taxes have gone to sale and tax certificate has been issued. Redemption amount for 2014 taxes through 8/30/15 is \$58,032.06 plus interest and fees. HC - Owes FHFC HC compliance monitoring less 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, Edn Houck-Toll		Caliler	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn Wato \$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-Daɗe	\$2,800,000	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	NA	NĀ		FDIC - Owes FHFC Administration Fees Va/o \$25,369.86, 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.
Goldenrule Rousing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldennule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11, Amount drawn Va/o \$36,447,12, Demand Ister 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 Frad Brown	PĽP 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: \$649,969.40.
H.A.N.D.S, of Central Florida Jil 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, 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. Damand letter sent monthly, last sent 9/30/15.

Past Due Report - Page 5 of 10

					using Finance (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
Harris Group, Inc. Cathy Harris	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 1989S-046	Duval	\$719,899	First		SALL - Owas 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 19938-054	Duval	\$1,429,329	First		SAIL - Owes 1 monthly principal payment l/a/o \$4,132,17 due 10/1/15. Remindar notice sent 9/25/15.
	Liberty Center II	Liberty Center for the Homeless, Inc.	Cathy Harris; Larry Tipping; Diane Chambliss	SAJL 19975-018	Duval	\$1,800,000	First		SAIL - Owes 1 monthly principal payment #a/o \$5,000 due 10/1/15. Reminder notice sent 9/25/15.
Heritage Partners Group, Inc James Kincaid	La Belle Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A		HC - Owes FHFC HC (RD) compliance monitoring less Va/o \$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,	Rantage Pariners Group II, Inc.; James Kincaid	SAIL 1995S-030 ⊱HC 1996L-010	Paim Seach	\$389,945 N/A	Second N/A		SAIL - Loan matured 6/30/12. Demend letter seni monthly, last sent 9/30/15.
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 Lauderdele	TCEP ELI Exchange 2010- 046CX	Broward	\$6,275,000	First	SMG	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 small 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) Apartments	FDIC-AHOP	Hillsborough	NA	NA		FDIC - Past due servicer fees Valo \$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.
Jennings Development Corp. Anna M, Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wattace; Edward L. Jenning, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second		SAIL - Past Due Va/o \$8,659.00 for 2007 SAIL Interest due 6/31/08. Late charge Va/o \$432.05 on 9/5/09 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest iao \$3,867.00 due by 8/31/12 in addition to the late payment charge Va/o \$194.35 due immediately. Sent email for update on past due items 5/14/15, 8/24/15 and 10/2/15.
Key Wast Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authonity; Norman Parker, Donnis J. Wardlow; James R. Dean: Hany L. Bethet; Bethy Rondaau		Monrae	\$4,214,629	Third		HOME - Loan malured 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	Monroe	\$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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Developer/Contact	Property Name	Owner Entity	Affitiate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Laketand Housing Authority Herbert Hemandez	Bonnet Shores	Authority	Lakeland Housing Authority; Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hernandez; Benjamin Stevenson; Richard Richardson; Bernice Evans; Eddle Hall; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second	FHFC	HOME (ARRA) - Owas Interest and late fee totaling \$2,063.69 due 10/1/15 Interest paid on 10/22/15. Owes late fee t/a/o 98.27
	Paul Colton VIII.as	Lakeland Housing Authority	Lakeland Housing Authority; Paul Colton Villas GP, Inc: Colton Meadow GP, LLC; Herbert Hemandez;	HOME RFP 2009-04	Polk	\$115,900	Second	FHFC	HOMÉ (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15. Interest paid on 10/22/15. Late fee /a/o \$85.93 due.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.		SAIL 19935-013	Orange	\$1,670,000	Second	FHDC/SA	SALL - Loan malured 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 Haitl 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 san monthly, last sent 9/30/15.
Maint - Co Services, LLC Gall 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 face Valo \$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	\$1,800,000 N/A	Second N/A	FHDC/SA/FHFC	SAIL - Foreclosure sale accurred 6/19/14, Owas \$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 \$4,600 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/14. Owes FHFC HC compliance monitoring fees ua/a/s 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	FHDĆ	SAIL - Owes \$58,896 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 Hall; Donna Gunther; 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 11 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/a/o \$283,33 each. Last request sent 9/22/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen- Position	Servicer/ Trustee	Comments
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miaml Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	DEMC 2001/08-006HL	Miami-Dade	\$1,000,000	Second		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 Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reitly; Denis Russ	EHCL 2008E-002	Mlami-Dade	\$750,000	Third	FHDC	EFICt Owes \$10,684 plus a 5% late charge of \$529.20 for the annual EFICL 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.	Miami Beach Community Development Corporation, Inc.; Bealriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves Valo \$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 Mortgage (EHCL) matured 8/23/15.
NDAH 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		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 Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGnff; Ora Green; Clarence Lewls; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 19985-049	Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 reat estate tax lien on property <i>ii</i> /a/ \$80,852,48, 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 <i>ii</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>ii</i> /a/o \$366.67.
Norstar Development USA, LP Stephanie Baker	Renaissance Preserve	iNorstar Development USA, LP	Norstar Development USA, LP; Nordev, Inc.; Stephanis Baker, Brian McDonough	HOME RFP 2009-04	Leə	\$95,107	Second	FHFC	HOME (ARRA) - Owas Interest and late fee totaling \$763.95 due 10/1/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk I)	Magnolia Walk Apartments II, Ltd.	Apartments II, Inc.; Brownell Barnard; Howard L, Gunn; Gwendolyn B Dawson; Denisa Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna	SAIL 2002CS-159 HC 2002CS-159	MBrion	\$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 6/31/15. Past due notice sent 9/25/15. Replacement Reserve deposits are past due approximately \$15,976 through 6/31/15. T&I 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	1	Thomas Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC,	SAIL 19995-079	Pasco	\$2,000,000	Second	SMG	SAIL - Past Due for December & January monthly payments to first 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 trustee for an update to the past due amounts. 4/6/15 spoke with 1st Lender atomse dhis was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannle Mae. 1st lender initiated foreclosure proceedings. Notice of Loan to rupdate and Complaint filed 4/6/15. Sent email to FHFC on 10/2/15 for update. At the 9/16/15 FHFC Board meeting the modification of the SAIL loan terms was approved which will allow for the development's debt to be restructured and transferred to a new owner while curing all default 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, Teeraporn W, Weils	FDIC-AHDP	Brevard	NA	NĂ	FHDC	FDIC - Pasi due servicer fees Va/o \$18,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Pasi 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 Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 19985-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Forectosure filed with Duval County on 3/31/15. Borrower has not established T&J Escrow. A lump sum was requested for RR Va/o \$128,333,15 (for period 11/08-05/13), then \$2,333,33 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 (\$4,629,95) has been 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 a late charge of \$3,750 is now due. In addition, 2014 Loan Servicing 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 I)	Belmont Gardens, LLC	Real Estate Management, 11C	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 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/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)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees t/a/o \$5,012.48. The owners have refused to pay their fees and we have caused monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trusies	
Reliant Group Hans Juhle	Woodbury aka Eden Pointe		Caskle Collet, Juslin Albaght, Hens Juhle	HC 1994L-092	Manatee	NA	NA		HC - Owes FHFC HC compliance manitoring 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		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 Gesener	HC 1992L-058	Hillsborough	N/A	N/A		HC - Owes FHFC HC compliance monitoring lees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Miami Beach Mouel Del Campillo	Steven E. Chaykin Apartments	of Miami Beach	Miami Beach; Miguel Del Campilio	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First		HOME - Owes 1 monthly replacement reserve payment at \$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	Senior Village Associates Ltd.	Village Associates Ltd.,	RFP 2009- 03/2009026CT/2010- 004CT	Hardee	\$4,045,368	Second		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 8/21/15 due immediately.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second		PLP - Loan malured 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>iJa/o</i> \$5,587.44 (parcel value), 9/30/14 Partial charge off <i>iJa/o</i> \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Mlarni T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partnership	Urban League Housing Partner, Inc; Talmadge W, Fair: Oliver L, Gross	SAIL 19915-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 monthly P&I of \$2,148.02 due 10/1/15. Reminder natice sent 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 Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnia Stewart, Charles Spancer	PLP 2005-126	Duval	\$500,000	Second	FHFC/8A	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 Kousing, 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 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 Davelopment 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.	Turtie Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Managemeni/ 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		02/06/11
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	\$179,748	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	Seitzer Management / Seltzer Management / Weils Fargo		11/13/09

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				FHFC						
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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
Land Trust, Inc.	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Jnc,	Escambia County Community Land Trust. Inc.	PLP 05-091	Escambia	Öriginal \$500,000 Disbursed \$237,983	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.	19965-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equitles, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	19901-032	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	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 Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Origina) \$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
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 Housi∩g		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	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
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 / Nabo <i>r</i> s	\$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	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthome Villas	John D. Carver, Jr.	Hawthome Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development	0	01/03/00
John D. Carver, Jr.	İnglis Villas	John D. Carver, Jr.	İnglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocała Leased Housing Corp., Inc. John M. Curlis/	Silver Oaks Village	John M, Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtís/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/26/11
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.	94\$-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		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.â.	N/A	First Housing		08/04/10

Foreclosure Report - Page 3 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
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
	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
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
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	Piceme	Silver Ridge, Ltd.	1994L-145	Orange	ла	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	19901-057	Pinellas	\$334,826	N/A	Seitzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Rellance-Magnolia Point, LLC	90 S-076/ 90L-078	Ouval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renalssance Housing	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seitzer		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	Ciltus 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	Stantey Vandroff		1990L-090	Duval	\$31,441	N/A	Selizer 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	Seitzer 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 Charged
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.	MR1999⊔1&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 \$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 1999-502¢	Lake	\$12,560,000	First	Seltzer Managemenl/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, I.nc.	MR 1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY	h	07/24/09

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Foreclosure Report - Page 5 of 5

				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
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	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	\$2,600,00 <mark>0</mark>	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	2006-093\$	Orangə	\$1,950,000	Second		\$1,401,B41	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S, Plonskier	96-0018		\$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;	SAIL 19945-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,761	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 Vi llag e	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

Short Sale Report - Page 1 of 2

				FHFC Short Sale Report as of 10/02/2015						
Developer (Contact)	Property Name		Affillate/Financial Beneficiary/Princip al	Funding \$ource(s)	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	99-0605	Lee	\$1,577,726	Second		\$827,726	10/25/2013

Short Sale Report - Page 2 of 2

				FHFC Other Writeoff Repo						
			,	as of 10/02/2015	rt -					
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	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>	89-0015 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	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-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miamí - Dade	\$262,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County	Logan	Nonconforming	Osceola	\$200,000	† -		\$127,535	01/31/08

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Other Writeoffs Report - Page 1 of 2

				FHFC Other Writeoff Report as of 10/02/2015	t					
Developer (Contact)	Property Name	1F	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		\$2,858,783	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



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: 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) 3S7-4727 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

2950 SW 27 Avenue • Suite 200 • Miami, FL 33133 • 305,476,8118 • 305,476,1557 carlisiedevelopmentgroup.com



DEVELOPMENT NAME	City, Florida
Alabaster Garden	Pensacola
Allapattah Garden	Miamí
Arbor Crest	Quincy
Bell Ridge	Расе
Bell Ridge II	Расе
Brownsville Transit Village II	Miami
Brownsville Transit Village III	Miami
Brownsville Transit Village IV	Milamí
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 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. Village	Miami

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	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
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

.

EXHIBIT T



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

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 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.

Norman Jachn Dr Sara Warren M

Sara Warren FY 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

COMPOSITE EXHIBIT U



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 5. 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

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www.hud.gov espanol.hud.gov

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,

R. Calon

Uche Õluku 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., Miaml, 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
- 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,

for the on

Uche Oluku Director Office of Public 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, Miaml 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.
- 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 Federal 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,

Uche-Oluku

Director Office of Public Housing



Copy (1) for FHFC

Attachmemt 7



May 5, 2015

Mr. 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
(ii)	Address of Development		3421 St. Johns Avenue Palatka, FL 32077
(iii)	Year Built		1980/1981
(iv)	Number of units that currently 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 / Virgln Islands 2441 NE 3rd Street, Suite 204-1, Ocala, FL 34470 Voice (352) 732-9796 • Fax (352) 732-9728

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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, II 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) <u>Development Name</u> :	Woodcliff Apartments
(ii) Address of Development:	1000 Disston Avenue Clermont, FL 34711
(iii) Year Built:	1985
(iv) Number of units that cutrently receive PBRA:	34
(v) Number of units that will continue to receive PBRA:	34
(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:

\$ 879,122

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Sincerely,

R. C. QUAINTON, II

Area Director IV

Agreed and Accepted by:

Thomas F. Flynn Manager of General Partner, WCAR LTD.

611 115 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) <u>Development Name</u> :	Colonial Pines Apartments
(ii) Address of Development:	895 Mansfield Road Tavares, FL 32778
(iii) <u>Yeat Built</u> :	1983/84
(iv) Number of units that currently receive PBRA:	30
(v) <u>Number of units that will continue to receive PBRA</u> :	30
(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:

\$725,000

i

,

:

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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Sincerely,

EU R. C. QUAINTON, II

R. C. QUAINTON, I Area Director IV

Agreed and Accepted by:

Thomas F. Flynn Manager of General Partner, CPAR LLC

6115 Date

EXHIBIT V



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 burden in completing the Assessment Tool is reduced. Where HUD is not providing data, as noted carlier 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 poblicly 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 ose 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 to 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 AFH 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 mondate 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 each 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 agency, 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 borden 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 to 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 **ADDHESSES** 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 Tool that reflects consideration of the public comments received in response to this notice.

Dated: September 22, 2014.

Camille E. Acevedo,

Associate General Counsel for Logislation and Regulations.

[FR Doc. 2014-22956 Filed 9-25-14; 8:45 ant] GILLING 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 Goidelines (Cuidelines) 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 voocher assistance under section 8 of the United States Housing Act of 1937 (1937 Act). FOR FUATHER INFORMATION CONTACT: Luci Ann Blackburn, Urban Revitalization Division, Office of Public and Indian 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, Honsing 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. Yes, by entity 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, ruquiring 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 nn 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 in 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 climination of subsidy layering reviews for existing housing is selfimplementing; the provision relating to State or local agencies performing snbsidy layering reviews for projectbased voucher housing assistance payment (HAP) contracts for new construction and rehabilitated projects is not self-implementing. This uotice restates and updates these prior notices, including specific guidelines 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 approvel 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 guidebonk 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 ntilized to reduce the burden of subsidy layering review on government agencies.

D. Section 102 of the HUD Heform 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, at the time of publication of this Notice, HUII is doing the subsidy layoring reviews in all types of cases, including in mixed-finance projects with LIHTC.

² Even though not required by HERA, HUD in practice requires confidentions in these cases, ³ See footnote 1.

⁻ See footnote 2.

⁵ Sme http://www.whitehouse.gov/blog/2011/02/ 01/nrbm-update-aligning-federal-rantal-housingpolicy.

^{*}See http://www.hnduser.org/portal/pdredge/ pdr_edge_feats_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 layering 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 and LIHTC are used in a project. Where there is no current delegation of subsidy layering review anthority 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 Cerlification Requirements Pursuant to 102(d) af 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 after 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 ao 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 eliminates 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 Guidelines contained in this notice.

1. HCA Participation Where LIHTC Administered by the HCA is Involved

An HCA is urdinarily designated for the purpose of allocating and administering the LIHTC program under section 42 of the Internal Revenue Code (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-based 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, traosactions 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

Uoder 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 Gnidelines require that HCAs make an initial certification to HUD when the agency notifies HUD of its intent 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

An HCA must notify HUD of its intent to participate in the preparation of subsidy layering reviews for projects 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 receive project-based voucher assistance by sending a brief letter (Appondix A of this notice), executed by an authorized official of the HCA informing HUD that it: (1) Has reviewad these Guidelines; (2) nnderstands 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 Guideline requirements. Such letters should be forwarded via email to the Section 8 Financial Management Division at HUD Headquarters at the following address: pih.finaacial.management.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 by HUD through a response letter, that agency may perform subsidy layering reviews, and cortify such reviews have been performed, on behalf of proposed project-based voucher HAP contracts for newly constructed or rehabilitated units in accordence with the HCA's existing requirements, provided such requirements are in substantial compliance with these Guidelines.

C. Revocation of Participation

If HUD determines that an HCA has failed to substantially comply with these Guidelines, or statutory or regulatory requirements, HUD may discontinue the HCA's permission to perform subsidy layering reviews on behalf of pruposed project-based voucher HAP contracts. HUD will inform the HCA in writing of such a determination.

D. HUD Participation

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 authority has been revoked by HUD; (2) an HCA opts to not accept the responsibilities pursuant to section 2835(a)(3)(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 firm 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(0)(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

Category 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 project-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 agency 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 bas 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 pnrposes 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 mixed-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 indirect 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 Sabsidy Layering Reviews Are Required

When a new construction or rehabilitation 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 must request a subsidy layering review. As part of the selection process, the PHA must require infurmation 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 mnst 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 vonchers. The PILA must also inform the owner that if any information changes on the disclosure,

⁷ See http://portal.hud.gov/hudportal/documents/ huddoc?id=2000.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 IIAP 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 repurt 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 informed 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 in complete, 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 HCA. 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 documents 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, n 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 he satisfied before AHAP execution (c.g., environmental review). If the HCA with jurisdiction over the project has cooducted 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 permanantly 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 revisiog 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 voucher program with other governmental assistance results in excessive public assistance, HUD will require that the PHA reduce the level of project-based voucher subsidy or infurm 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(o)(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) uf the IRC (26 U.S.C. 42(m)(2)) mandates that HCAs ensure that the amount of housing tax credit awarded to a project is the minimum amount necessary for the project to be placed-inservice as affordable rental housing. As parl 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 dullar 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 project. The subsidy layering review Goldelines 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 to section 2835(a)(1)(F) of HERA (for purposes of project-based voucher assistance), codified at 42 U.S.C. 1437f(o)(13)(M)(i), alleviates the duplication of subsidy layering reviews (that consider the same factors for the same reasons) by both HUD and HCAs. The only other review element that an HCA must consider with the addition of project-based voucher assistance tu a proposed project, is the effect the operational support provided by the project-based youchers 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 uf 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 IRG 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 neccssary, reduce the subsidy source 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 whether 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 voncher assistance to a level that will sustain the project's viability without overcompensation. HUD will notify the PHA before any action to reduce the project-based voucher units due to issues of overcompensation.

B. Category 2—Proposed Project-Based Voucher HAP Contracts 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 forms of government assistance, but such review did not consider project-based vnucher assistance (e.g., project-based vnuchers 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) of 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 local source). If it is found that there is duplicative rental assistance for the same uoit, the nnit 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 saction 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 raview 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 for new construction and projects that will undergo rehabilitation, if the project combines project-based voucher assistance with other governmental assistance. When an HCA has conducted a subsidy layering review in connection with the allucation 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 untice).

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 can 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 LIHTG 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 ownor's costs and/or fees exceed the safe harbor limits, but are within the maximum allowable amount, additional justification and documentation 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 need 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 cust 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 developer'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 under applicable program rules.

1. Safe Harbor Percentage Allowances

HCAs will use the following safe barbor 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 harbor 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 alloweble Safe Harbor percentages for General Conditions, Overhead, and Builder's Profit are based on hard construction costs and the maximum combined costs shall not be more than fourteen percent (14%) of the hard construction cost.

d. Standard (4)

Developer's fee: safe harbor-twelve 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 oporation'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 raview process, the HCA must also evaluate the project's 15-year operating pro-forma and apply the standards discussed below and contained within the Operations section of Appendix E of this notice. Projectbased voucher assistance and the amount of cash flow the project-besed voucher rent amounts will generato 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.c., non-forgivable loans) 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 now 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 addition, 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 nenessary to make the project feasible.

Since variances in such things as vacancy rate, operating cost increases, and rent 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 either 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. Cashflow is determined after ensuring all debt can be satisfied and is defined as total income to the project minus total expenses. If the cash flow (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 exneed 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 prn-forma to bring the cash flow to a level that does not exceed 10 percent of the total operating expenses. If the owner doclines, HUD will notify 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 duplicative 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 Category 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 voucher subsidy amount. If HUD is performing the review, HUD will, if necessary, reduce the youcher 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. 14377–7) 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 amount of assistance being provided for the development is more than necessary to make the assisted activity feasible after taking into accouol other governmental assistance." The subsidy layering review is currently conducted as a part of HUD's review of a development proposal and evidentiary meterials and is not designated by HUD to HCAs.

Contents of Subsidy Leyering 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 Factors. 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 provided, 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. PIH 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 io 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 honsing 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 hoosing 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 lotal project budget, unless otherwise approved by HUD. However, if public housing funds are to be used to pay for more than the pro rate cost of common area improvements, HUD will evaluate the proposal to ensure that common area 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 net 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 amonnt 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 comply, 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 approve 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 ontside 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, whether subsidy was reduced correctly.

If it is determined that any required documentation was not provided, or that any portion of the review wes 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.financial.manogement.division@ hud.gov

Re: HCA's Intent To Participate-Subsidy Layering Reviews for Proposed **Project-Based Voucher Honsing** Assistance Payments Contracts

Ladies and Gentlemco:

The undersigned, a qualified Housing Credit Agency as defined under Section 42 of the Internal Revenue Code 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 Guidelines. 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 agency) informs the or HUD, in writing, opon 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 rosponsibility 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.finuncial.manugement.division@ hud.gov. The email message subject line should read "Submission of Notice of Intent to Participate.1

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 Honsing and Economic Recovery Act of 2008 (HERA), section 102 of the Department of Housing and Urbao 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 is not more than is located in 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/hudportal/ documents/huddoc?id=2880.pdf

Appendix D

DOCUMENTS TO BE SUBMITTED BY THE PHA TO THE APPLICABLE HCA OR HUD HEADOUARTERS FOR SUBSIDY LAYERING REVIEWS

 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 shoold generally include only 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 fonding source. For loans, details should include priuciple, 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 portiou of the net cash flow, either as additional debt service or in addition to debt service, this should be disclosed in the narrative.

 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 appraisel 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 rental, commercial, and miscelleneous 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 advises the developer of the 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. Staodard 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.

BILLING CODE 4210-67-P

Appendix E

Subsidy Layering Analysis Form

roject Nante, Sponsor and Phas	a information				
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					Contraction of the local division of the loc
	and the second s				and and a series
Number of units	1		· • • • • • • • • • • • • • • • • •	and a manual part of	
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		This	"Safe Harbor"	"Celling"	· · · · · · · · · · · · · · · · · · ·
UMMARY: Subady Layoring Gu	ideline Standards (Note A)	Project	Standard	Slandard	and the statement
1. Builder Profit/General Cond	lillon/Over-head	1	6%.2%.6%	4% Gen Cond + OH&	ρ
2. Developer Fee			12.0%	15.0%	
3. Net Equity Proceeds	and the second s	The state of the s	\$0.60	Market rate	
4. Debt Coverage Ratio	- copie and the art man		1.10	1.4	5
I		-	1	Same and	
Calculation of Net Equity Pro	ceeds from Syndication (Guidel	ine Standard 3)			1
and a second sec	lication Proceeds from Investor	reaction and the state of the			
a state of the second stat	and the second states and the second states and		1		-
La series and series in a series of	in the second seco		1		Que (e) e a
(b) Equity Proceeds Not Ava	tere is a communication and a communication of the second				
a sum out house part where a group of a compact beyond by the con-	s (on loans to be repaid by equity) (NOTE AJ			
(A) Bridge Ioan interes	THE OTHER PARTY AND A DESCRIPTION OF THE PARTY OF THE PAR		man and a second		
(B) Bridge loan cosis o	other then interest (lender legal, ban	(fces, etc.)			
(ii) Other Syndication Fer	es and Expenses (Note B)				2
(A) Ownership entity o	rganizational and legal coet				
(B) Syndication fees p	eid from gross syndication proceeds				
(C) Tax credit fees (to	LIHTC-awarding agency, etc.)	a service a service a service a service a service a service a service a service a service a service a service a			
and the second state of th	leas and costs (accounting, cost ca	tification, elc.)			
statements of the solution and the solution of the solution	on equity syndication proceeds		e de la serie d		
(C) Total deside point in	un equity synaction process				
		the Dealerst	1	**************************************	
and the second s	oution Per Dollar of Tax Credit to	and the set of the property of the set		ale in comment	And the second
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- reach, mount dat " A 1 1 more how was a second bard, the first bard	award emont is annual effocation p	er year for 10 year	x	PT	
comments in the case, france and and shares and	location to project over 10 years:	-		5	
(v) Multiplied by investor's			X		and a series
(V) Equals LIHTC allocati	an to the investor:				T
(vil) Nel proceeds (c(i)), d	inided by LIHTC allocation to investo	r (c(vi)), yields net	equity per dollar	of =	
				1.1.1	1
Catculation of Debt Coverage	Ratio (guideline standard 4)		1		1
(a) Not Operating Income	1		1	distant and have been	
(i) Total Operating Income			1		-
(ii) minus Total Operating E	Expenses		1		
(iii) Equals NOI	1			I a might made to depend on more than -	
(b) Debt Coverage Ratio	- Internet and the second second second second second second second second second second second second second s		the second second second second second second second second second second second second second second second se		-
(i) Debt Service			1		
the product of the property of the state of	4.(a)(iii) above) divided by Debt Servi	re entials DCF		() * * * * * * * * * * * * * * * * * *	
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(c) Cash Flow	Inne				
(i)Annual Reserve contribut		- las - in the second	1		
(ii) Cash Flow (4.a.ill minus		1. m.M			1
(III) Cash Flow as a percent	nage of Expenses (4.c.)) divided by 4	(a.u)	1		
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Analysis must confirm that only loans are not negotiated through	reasonable, market-rate bridge toar h arm's-length transactions).	n interest and cost	s are recognized i	to avoid excess profi	is that may result w
				the state of the state of the state of the state	and it is a set to be
Syndication expenses are total	costs (other than bridge loan interes	t and costs) loss	ned by the causer	n obtaining cosh for t	he sale of the coeffic

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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-Inspectiou 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

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 Fec 18---\$ 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 Cross-\$

Estimated Net Syndication Proceeds—\$ [FR Doc. 2014–22971 Filed 9–25–14; 8:45 am] BILLING CODE 4210–67–P

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Service

[FW\$-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 manmals. 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, hy 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 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 no additional monios are available from other sources.

^a Builder's Profit for non-Identity-of-Interest cases (a SPRA allowance may also be added below). See also Standard #1 safe harbor and coiling standard alternatives before completing. The Mortgage Use lines relating to Duildor's Profit and Developer's Feo may be left blank if alternative funding standards are used, and the amounts are reflected below.

¹⁰ Note that syndication exponses are included below in the estimation of *Nat* 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 Latter of Credit.

¹² Indicate the full cash reserve amount if funded by L1HTC proceeds. Indicate only the costs of obtaining a Latter of Gradit for the reserve if funded by a Letter of Gradit at initial closing.

¹³ Such fees may not duplicate legal nor title work charges already recognized. Therefore, only fees

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 extreordinery organizational expenses incurred because of the additional LHITC-associated application preparation activities should be included hore.

¹⁵ See Guideline Standard #3 for separate safe harbor and ceiling limitations for private and public offerings.

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COMPOSITE EXHIBIT W

OMB Approval No. 2502-0587 (exp. 04/30/2017)

UNITED STATES
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
OFFICE OF MULTIFAMILY HOUSING PROGRAMS

AMENDMENT

TO PROJECT-BASED SECTION 8 HOUSING ASSISTANCE PAYMENTS CONTRACT PURSUANT TO SECTION 8(bb)(1) OF THE UNITED STATES HOUSING ACT OF 1937

Section 8 Project Number: ___FL14L000021

FHA Project Number (if applicable): ______

Project Name: _____SL Elizabeth Gardens

Project Description:1

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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." 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____St. Elizabeth Gordens, Inc._____

Address of Project Owner: 114 10 Nonth Kendall Drive, Suite 306

Miami, FL 33178

B. Name of Contract Administrator:⁴ ______ North Tampa Housing Development Corp.

Address of Contract Administrator: _____4300 West Cypress Street, Suite 970

Tampe, FL 33607

2. Recitals.

- A. Section 8(bb)(1) of the United States Housing Act of 1937 ("Act"), 42 U.S.C. § 1437t(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.).

- 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 aforement/oned Notice as "Contract B."
- Amendment. 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.

05-01-2014

OMB Approval No. 2502-0587 (exp. 04/30/2017)

OWNER	
Full Legal Name of Owner (print or type)	
ST. ELIZABETH GARDENS, INC.	
By: Leone D. Men Signature of authorized representative	
JUANA D. METIA, V.P. Housing Development + Name and official tille (print or type)	Operations
05/27/2016	RECEIVE
Date (mm/dd/yyyy) (print or type)	JUN 012016
	MTG-IC Tame
<u>CONTRACT ADMINISTRATOR</u> Full Legal Name of Contract Administrator (print or ty	/pe)
NORTH TAMPA HOUSING DEVELOPMENT CORPORATION	
BV: Doo She	
Signature of authorized representative	+
Don Shee, Director + be Name and official title (print or type)	Iministrato-
Date (mm/dd/yyyy) (print or type)	

05-01-2014

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____ Page 4 HUD-931856 (08/01/2014)

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OMB Approval No. 2502-0587 (exp. 04/30/2017)

ΕΧΗΙΒΙΤ Α

IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

Saction & Contract Number: FHA Project Number (if applicable):

Number	Number	Contract	Utility	Gross
of Contract Units	of Sedmons	Rent	Allowance	Rent
100	1-8R	5817	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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Rent Schedule Low Rent Housing

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U.S. Department of Housing And Urban Development Diffee of Housing Federal Housing Commitstance

See page 3 for instruction. Public Burden Statement and Privacy Act requirements. Project Name Date Rents WEI Be Effective Date Rents WEI Be Effective									
Publect Maine								(mm/dd/yyyy)	
St. Elizabeth Gardans					0665H001 6/1/2016				/2016
Part A - Apartment Rents Show the actual rants you late	if these terms is later	that the Max	mum Atow	able Monthly Rent F	oranilal	L			
Col. 1	Col. 2	1	ntract Rents		x. 5	Col. 6	Γ	Marin	of Rents
				_	lawances		<u> </u>	(Sec. 236 f	Nolecia Oniy)
Unit type	Number of	Col 3	4 لمک	(EMech	ve Dataj dd/yyy	Gross Rens		Col. 7	Cot. 8
(Include Non-revenue Producing Units)	Unita	Rant Per U	Monthly Contr Rent Potoni (Col 2 × Gol	51 611/	2016	(Col. 3 + Col. 8)	Rer	d Per Unii	Monibly Market Rent Potential (Col 2 x Col 7)
1 BOM	100	5840	\$84,000		50	\$640			
1 8DM (Non-Section 8)	50	5695		<u> </u>	<u>10</u>	\$695	<u> </u>		
2 BOM (Non-Revenue	1 1	50	50		50	\$0	t —		
		<u> </u>					<u> </u>		
			<u> </u>						
							<u> </u>		
		Monthly Con	tract Rent Polential				Monil	sy Market Ri	ent Polanlial
Total Unit	s 151	(Add Col. 4)*	\$118,750				(Add Col. 8)*		
		Yearly Contr	act Florid Potential	al		Yasily Market Rent Potential			
		· ·	12) \$1,425,000	(Cel, 8 Sum x 12)*					
* These encounts may not exceed the N	anime Alba atta Alba			Contras dataras Milard	t there are not		101.1		
Worksheet you are now submitting Ma				00-10-10-11-11-1					
Part 8 - Name Included in R			<u> </u>	Deel D - Nor	Gaweenal	Producing Spoce			
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	Hol Water		MLL eic E		Col 1	Col. 2 Monibly 8		Col.3 Squama	Rental Rate Per sq 8
Cooling E	Cooking	E ^W W	tion Street		Usa	Patenti		Foolage	(Col. 2 divided by Col. 3)
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@ Parking E	Social Services		rsing Care						
	Extermination	-	envalati 5vo	· · · · · · · · · · · · · · · · · · ·					
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🗆 Jymnis County 🛛 🖸	·	· "						Toul Comm	arcial flont
Part C - Charges In Addition I	o Runt (s.g. park	ing, cabla TV, i		1		5	-	Potential	
Purposa			Monthly Charge						
			<u>s</u> .	PACE - Max	umum Allo	wable Rowt Potenti	<u>. 16</u>		
		·	s ·	Enter Maxim	um Alleve	ble Manthly Rent			
			\$	Potential Fre				5	118750
			5	Worksheet (i	la be comp	eted by HUO or Hr	ider)		
			5						

Part G - Information on Mortgagor Entity		
Name of Entity		
St. Elizabeth Gardens		
Type of Entity		
Individual General Partnership Goint Tenancy/Tenan Corporation Climited Partnership Trust	nts In Common () Other (specify)	
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 parti • trust, list: (1) all managers, directors or trustees and (2) each	h stockholder having a 10% or more interest. ners having a 25% or more interest in the part	nership.
Neme and Tills		
Rev. Tomas M. Mario, President		
Name and Title		
Rev. Marcos Somarriba, Vica President		
Name and Thia	· · · · · · · · · · · · · · · · · · ·	
Rev. Michael Souckar, Treasure/Secretary		
Name and Title		
Rev. Fernando Orejuela		
Name and Title		
Rev. Eduardo Logiste Felix		
Name and Thie		
Rev. Samuel Muodiaju		
Nume and Titla		
Rev, Juan Sosa		
Nume and Title	125	FIVE
Rev. Cristobal de Paula		
Name and Title	JUN	012016
Rev. Lucien Pirre	1	C Tarrent
Hame and This	1.61.11.2	12 Ton
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	s any information provided in the accompaniment here	with, is true and accurate.
Warning: HUD will prosecute false claims and statementa. Conviction may re-	and the second se	0, 1012; 31 U.S.C. 3729, 3802)
Name and Tills	Authorized Official's Signature	
Juana D. Mejla V.P. of Housing Development and Operations	Jecone D. Mey	Date (mm/dd/yyyy)
Part 1 - HUD/Lender Approval		05/27/2016
Addendum Number	Branch Chiel/Londer Official Signature	
HAP Contract Number FL14 - L000 - 021	1	Dale (mm/dd/yyyy)
Extubil Number	Director, Housing Management Division Signature	
Loan Servicer Signature Date (mmudd/wyy)	5 Mushelle C the	Date (mm/dd/www) C6/C1/2016
	Page 2 of 3	form HUD-92458 (11/05) ref Handbook 4350.1

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

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FOR (check one): 🗖 Initial Renev	val 🖾 Subseq	uent Renewal	Amend Rent	s/BA Only
Section 8 Contra	ict NoFL14L	000021	Expires on	5/31/2034	
Owner Name: S	t. Elizabeth Gard	lens, Inc.			
Project Name: _	St. Elizabeth Ga	rdens			
Project Location	: 801 NE 33 rd	Street, Pompa	no Beach, FL	33064-5255	
FHA Project No	.: 066SH031	_			
IDEN'	FIFICATION C AND APF	•	CONTRACT		SIZE
			Rent Effecti	ve Date _06/01	/2016
No. of Units No. 100	o. of Bedrooms 1 BDM	Contract Ro \$840	ent Utilii	y Allowance N/A	Gross Rent \$840
(If Blank, then N	io Change in Rer	ıts) FUND	ING		
BUDGET AUTI	HORITY INCRE	ASE: \$	\$456,164		_
Contract/Renew	al Effective Date	06/01/2016	Expiration 1	Date 05/31/203	<u>6</u>
Notice to Owner HUD or CONTH	ACT ADMINIS	TRATOR			
By:	252	<u> </u>		(Signal	ture)
Don Shee				(Printe	ed Name)
Director				(Officia	ıl Title)
Lol	1.10			(Date)	

Attachment 11-2

DEOENED

U.S. Department of Housing and Urban Development Office of Housing

	RECE	VEN
		2016
Project-based Section 8	NTHDC 1	ampa
HOUSING ASSISTANCE PAYMENTS		
BASIC RENEWAL CONTRACT	PECE	
MULTI-YEAR TERM	JUN 012016	
/N	17:100 -	
		- J

OM8 Control #2592-0587

"Public reporting burden for bits collection of information is estimated to overage 1 hour. This indudes 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 obligations. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information and you are not required to complete this form underse it has a currently valid GMB 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

1

TABLE OF SECTIONS

. . .

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1 CONTRACT INFORMATION	1
PROJECT	1
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2 TERM AND FUNDING OF RENEWAL CONTRACT	2
3 DEFINITIONS	3
4 RENEWAL CONTRACT	4
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(a) Applicability	7
(b) Fifth year adjustment (comparability adjustment at expiration of each 5-year period, <i>if applicable</i>)	חת 7

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Attac	hment 11-2
(c) Mid-term adjustment (discretionary comparability adjustment within 5-year term)	stment 8
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7 OWNER WARRANTIES	9
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12 EXCLUSION OF THIRD-PARTY RIGHTS	10
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SIGNATURES	12

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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: 801 NE 33rd St

Pompano Beach, 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.

	96	

:

Basic Renewal Contract Multi-Year Term REV-11-05-2007

PARTIES TO RENEWAL CONTRACT

Name of Contract Administrator⁴ North Tampa Housing Development Corporation

Address of Contract Administrator

4300 W. Cypress St.

Sulte 970

.

Tampa, FL 33607

Name of Owner⁵ St. Elizabeth Gardens, Inc.

Address of Owner

11410 N. Kendall 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>⁶ 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 $\checkmark 677$

(HUD-9637)

2

Basic Renewal Contract Mulli-Year Term REV-11-05-2007 provide housing assistance payments for approximately <u>12</u> * 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 rant 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-9637)
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 thet 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 defauit), 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.

4

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, end shall not be applicable during the renewal term:

- (1) 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 ennually, 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 Fifth 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).
 - (i) This section 6b(2)(b) is only applicable if the term of the Renewal Contract is longer than five (5) years (from the first day of the term specified in section 2a).
 - (ii) At the expiration of each 5-year period of the 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

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 midlerm 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 revised 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.

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.
- b 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 connection 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 egent 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.
- c If the Contract Administrator is a PHA acting as Contract Administrator pursuent to an annual contributions contract ("ACC") between the PHA and HUD, the Contract Administrator is not the

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 Shee, Director and Contract Administrator	
Name and official title	
Date 10/1/10	
U.S. Department of Housing and Urban Development By:	RECEIVED
Signature of authorized representative	JUN 092016
Authorized Agent	NTHDC Tampa
Name and official title	
DateColletto	
Owner Name of Owner	
SI. Elizabeth Gardens, Inc.	RECUT
	JUN 012016
By: Juana D. Menn	NTHESTER
Signature of authonized representative JUANA D. MASIA, V.P. HOUSING Devel Name and title	lopment + Operation
Name and title	

Date 05/27/2016 (HUD-9637)

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 Ιπcrease (if applicable): <u>θ/1/2016</u>

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross <u>Rent</u>
100	1 bedroom	\$840	\$0	SB40
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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. Comments:

(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
- Any increased distribution as approved by HUD in accordance with the Guidebook.

Basic Ranewal Contract Multi-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>10</u> 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 <u>6/1/2014</u> to <u>5/31/2034</u> and, instead, to onler into a 20-year contract, which will run from <u>6/1/2016</u> to <u>5/31/2036</u>.

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.

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COMPOSITE EXHIBIT X

2014-364C



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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:

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 5

U.S. Department of Housing and Urban Development



Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Mlami, 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.
- ii. 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 192 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.

www.hud.gov es

espanol.hud.gov

 The Joe Moretti Apartments Development has not received financing from HUD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any one year.

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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.

Nito Prila

Victor Rocher Acting Director Office of Public Housing

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 budget was at least \$10,000 per unit in any year.

Rural Development - Florida / Virgin Islands 2441 NE 3rd Street, Suite 204-1, Ocaia, FL 34470 Voice (352) 732-9796 • Fax (352) 732-9728

USDA is an equal opportunity provider and employer

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,

OF R. C. QUAINTON, II 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

Attachment





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:	30
(v) Number of units that will continue to receive PBRA:	30

Rural Development 2629 Wavarly Barn Road, Ste 129 Davenport, Florida 33897 Volce (863) 420-4833 • Fax (863) 424-7333

USDA is an equal opportunity provider and employer.

- (vi) RD financing currently associated with development: 515 Funds
- (vii) Type of USDA RD rental assistance:
- (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.

Catrina A. Southall Area Director

Agreed and Accepted by:

Thomas F. Flynn, Manager of General Partner NGAR, LTD.

Date

PBRA - Form RD 3560-27