BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

ST. ELIZABETII GARDENS APARTMENTS, LTD.,

Petitioner,

FHFC Case No. 2016-031BP

FHFC Case No. 2016-283C

VS.

RFA 2015-111

FLORIDA HOUSING FINANCE CORPORATION,

Respo	ondent
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FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

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

I. Parties

- 1. Petitioner is a legally formed entity qualified to do business in Florida that applied for an allocation of Housing Credits pursuant to the RFA. Petitioner sought the allocation in connection with the proposed rehabilitation of a 151-unit apartment complex intended to serve the elderly demographic in Broward County, Florida. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.
- 2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2016-283C.

II. Notice

- 3. Petitioner received notice of Florida Housing's intended action to award funding pursuant to the RFA on June 24, 2016, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for an allocation of Housing Credits. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A**. Petitioner was not among those recommended for a Housing Credit allocation.
- 4. Petitioner timely filed a notice of intent to protest on June 29, 2016. A copy of that notice is attached as **Exhibit B**.

III. Background

5. Florida Housing is a public corporation created 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)(Λ) of the Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits usually sell the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes. Florida Housing issues both competitive Housing Credits (at issue in this RFA) and non-competitive Housing Credits. Rr. 67-48.002(20) and (82), Fla. Admin. Code.

- 6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing, including Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. R. 67-60.001(2), Fla. Admin. Code. Other administrative rule chapters relevant to Florida Housing's selection process in connection with this RFA are chapter 67-48, which governs competitive affordable multifamily rental housing programs; and chapter 67-53, governing compliance procedures. Applicants for an allocation of Housing Credits pursuant to RFA 2015-111 are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. See RFA, p. 8 (§ Three F.3).
- 7. On October 23, 2015, Florida Housing issued the RFA, which seeks applications from developers who commit to preserve existing affordable multifamily housing developments for the demographic categories of families, the elderly, and persons with a disability. RFA, p. 2 (§ One). Florida Housing anticipated offering an estimated \$5,901,631 in Housing Credits through RFA 2015-111. *Id*.

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

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

- *Id.*, p. 47. As discussed in section IV, below, Florida Housing incorrectly determined that St. Elizabeth was ineligible for an allocation of Housing Credits because of this "Past Due Report" provision.
- 9. Among the other mandatory submission requirements are that Applicants achieve five points for developer experience and a minimum number of points for proximity to transit and community services. *Id.*, pp. 10 (§ Four A.4.a.(3); 18-19 (§ Four A.6.b.(2). St. Elizabeth achieved the required five developer experience points, as well as the maximum 18 points for proximity to transit and community services. **Exhibit C** (RFA 2015-111- All Applications spreadsheet from Florida Housing's website). Because most Applicants meet the mandatory requirements and achieve the maximum number of points in any given solicitation (23 in RFA 2015-111), Florida Housing typically establishes a series of preferences and tiebreakers to govern the selection process. RFA, §§ Four B.1.; Four B.2.a.-b.; Four B.3.a.-h.; Four B.4.; Four B.5.; Four B.6.a.-d.

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

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

- a. First, by Age of Development (with preference given to Applications that demonstrate within the documentation proved at questions 5.c.(2)(c) of Exhibit A that the proposed Development was originally built in the year 1985 or earlier);
- b. Next, by RA Level 1, 2 or 3 (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined Section Four A.5.c. of the RFA);
- c. Next, by the Application's eligibility for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- d. Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.11.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- e. Next, by the Application's Leveraging Classification which is outlined in Item 8 of Exhibit C of the RFA (with Applications that receive the Classification of Λ listed above Applications that receive the Classification of B);
- f. Next, by the Application's RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1 Applications receive the most preference and RA Level 6 Applications receive the least preference);
- g. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 9 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- h. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

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

12. During the course of Florida Housing's selection process, applications also are subject to the Funding Test, which means that an Applicant will be selected only if enough funding is available to fully fund the Housing Credit amount requested by the Applicant. *Id.*, § Four B.4. Finally, Applicants are subject to the County Test, which provides:

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

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

- 13. At its meeting on June 8, 2016, Florida Housing's Review Committee made the following recommendations for funding pursuant to RFA 2015-111:
 - RD 515 Development in Medium or Small County Goal: Nonc;

2016-290C, Lummus Park Manor -- \$500,000.1

- 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

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

IV. Substantial Interests Affected

A. Ineligibility Determination

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

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

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

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

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

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

2016-285C – On PDR for Metro Apts (The Beacon)-\$250 late filing fee for TCEP (Liz Wong)

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

16. The appearance of Ms. Wong's name on the Past Due Report in connection with Metro Apartments (The Beacon) reflects an error made by Florida Housing that has since been

corrected. On July 1, 2016, at Ms. Wong's request, a revised Past Due Report dated May 11, 2016, was issued without any reference to Ms. Wong in connection with Metro Apartments (The Beacon). See Composite Exhibit G (email string; revised Past Due Report (see page 2); and screenshot noting the date of the corrected report).

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

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

- 18. Florida Housing has been repeatedly advised, since December of 2013, that Ms. Wong is no longer affiliated with Carlisle and that she is now employed by Atlantic Pacific Communities. When her name has erroneously appeared on other Past Due Reports in connection with Carlisle properties, Florida Housing has been notified, and has made corrections to those reports. A summary of the most significant correspondence is as follows:
- a. On December 19, 2013, Matthew Greer of Carlisle sent a letter to Steve Auger, executive director of Florida Housing, stating in relevant part as follows: "Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan's contact information is below." **Exhibit J.** Attached to Mr. Greer's email is a list of Carlisle properties, including "The Beacon (Ika Metro)." *Id.*, p. 2. On that same day, Ms. Wong sent an email to Mr. Auger, with copies to Kevin Tatreau, Laura Cox, Ken Reecy, Brian McDonough, Jonathan Del Sol, and Matt Greer, attaching Mr. Greer's letter and the list of properties and stating: "Please see attached request to make Jonathon Del Sol the contact for all of

(Emphasis supplied).

An Application will be deemed 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.

the listed Carlisle properties." **Composite Exhibit K**. On that same day, Ms. Cox forwarded Ms. Wong's email to "special assets; compliance." *Id*.³

b. On Florida Housing's Past Due Report dated May 15, 2015, Ms. Wong's name appears in connection with several Carlisle properties, including Metro Apartments (The Beacon). **Exhibit M**.

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

Good morning all,

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

Composite Exhibit N (emphasis supplied). That same day, Laura Cox of Florida Housing replied as follows: "I am forwarding your request to Kenny Derrickson. Kenny, or his designee, will respond." *Id*.

d. Also on June 18, 2015, Kenny Derrickson forwarded Mr. Del Sol's email, along with the response from Ms. Cox, to Jay Friedman, a Florida Housing loan servicing senior analyst, with the following request: "Please update the past due report for the below." Composite

One week earlier, on December 12, 2013, Ms. Wong sont 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 lwong@carlisledevelopmentgroup.com If you have sent me any correspondence this week to the Carlisle email I have not received it, please re-send it to the Atlantic Pacific email." Composite Exhibit L. Ms. Cox also forwarded this email to "compliance; special assets." *Id.*

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

- e. A revised Past Due Report dated 05/15/2015 was then issued, with no reference to Ms. Wong in connection with any Carlisle properties. **Exhibit P**.
- f. Ms. Wong's name does not appear on any subsequent monthly Past Due Reports until October 2, 2015, when she is listed in connection with a Carlisle development known as Palafox Landing. Exhibit Q, p. 2. On November 4, 2015, Mr. Del Sol of Carlisle Property Management sent another email to several individuals at Florida Housing, as well as to the group "FHFCAssetMgt" and stated as follows:

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

g. Ms. Wong's name did not appear on any subsequent Past Due Report until May of 2016, in connection with Metro Apartments (The Beacon). As previously noted, the May

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

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

B. RA Level

- 20. When the Review Committee scored the Applications, St. Elizabeth was erroncously assigned an RA Level of 2 instead of 1.
- 21. The RFA, in section Four A.5.c.(2)(d) sets forth requirements for Applicants to demonstrate RA Levels by providing a letter from the U.S. Housing & Urban Development Department ("HUD") with specific information. This information is then used to establish an RA Level for the proposed development. The RFA requires as follows:

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

- (i) Name of the Development*;
- (ii) Address of the Development;
- (iii) Year built;
- (iv) Total number of units that **currently** receive PBRA and/or ACC⁵ if the proposed Development is funded;

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

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

- (v) Total number of units that will receive PBRA and/or ACC if the proposed Development is funded;
- (vi) All HUD or RD financing program(s) originally and/or currently associated with the existing development; and
- (vii) Confirmation that the Development has not received financing from HUD or RD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

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

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

(Emphasis in the original RFA).

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

- Application. **Exhibit S**. The letter includes all of the information required by the RFA, and states that the number of units currently receiving PBRA and/or ACC is 99. *Id*. As to the number of units that will receive PBRA and/or ACC if the proposed Development is funded, the letter states the number as 100. *Id*. That number is followed by asterisk, where the following is stated: "HUD is currently processing a request from the owner to increase the number of units subsidized under a HAP Contract to 100 by transferring budget authority for the one additional unit from another Catholic Housing Services Section 8 project under Section 8(bb) in accordance with Notice H-2015-03." *Id*.6
- 24. If Florida Housing appropriately considers the number of units that "will receive" assistance, as is required in the RFA, the number is 100, and St. Elizabeth "will receive" 100 total assisted units. Because St. Elizabeth consists of 151 total units, when the RFA's formula is applied, 66.2% of St. Elizabeth's units will receive assistance. Thus, St. Elizabeth meets the RFA's criteria to receive an RA Level of 1, in that at least 100 units and greater than 50 percent of the total units will receive rental assistance. RFA, § Four A.5.c.(3).
- 25. St. Elizabeth is unsure why Florida Housing assigned it an RA Level of 2, which renders St. Elizabeth noncompetitive because of the RFA's application sorting order and selection process, as described in the previous section (i.e., Applications with an RA Level of 1 are sorted

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

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

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

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

RFA	Application Number	Development Name	RA letters with conditional language that had RA level 1
2015-111	2016-297C	Three Round Tower A	Selected for funding: Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-295C	Haley Sofge Preservation Phase One	Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-299C	Smathers Preservation Phase One	Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."
2015-111	2016-282C	St. Johns River Apartments	RA Level 1 but 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 hut ineligible: 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 V (Attachment 7 from each of the Applications identified in the chart).

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

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

28. Similarly, the language in the USDA letters relating to Application Nos. 2016-282C, 2016-278C, and 2016-279C appears conditional, stating: "USDA Rural Development will consent to the transfer if all regulatory requirements are met." (Emphasis supplied). Composite Exhibit V. It is unclear precisely what transfer is being referred to in the letters, but the St. Johns River Apartments letter states that the number of units currently receiving PBRA is 45, and the number of units that will receive PBRA is 46.9 Yet St. Johns River Apartments received an RA Level of 1, while St. Elizabeth received an RA Level of 2, presumably because the number of units that "will receive" assistance is different from the number of units that "currently receive" assistance. Composite Exhibit V; RFA, § Four A.5.c.(2)(d). There is no logical reason to treat the HUD letters in the St. Elizabeth and St. Johns River Apartments differently.

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.

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

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

RFA		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 be funded, it will be subject to a
			Subsidy Layering Review to be conducted by
			HUD."
2015-104	2015-261C	Orange City Flats	Attachment 7- "USDA Rural Development will
			consent to the transfer if all regulatory
			requirements are met."
2015-104	2015-258C	North Grove Apartments	Attachment 7- "USDA Rural Development will
			consent to the transfer if all regulatory
			requirements are met."

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

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

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

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

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

V. Disputed Issues of Material Fact and Law

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

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

VI. Statement of Ultimate Facts

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

VII. Right to Amend

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

VIII. Statutes and Rules that Entitle Petitioner to Relief

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

IX. Demand for Relief

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

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

Respectfully submitted this 11th day of July, 2016.

Donna E. Blanton

Florida Bar No. 948500

Radey Law Firm

301 South Bronough, Suite 200

Homa E. Blanton

Tallahassee, Florida 32301

(850) 425-6654

(850) 425-6694 (facsimile)

dblanton@radeylaw.com

CERTIFICATE OF SERVICE

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

Donna E. Blanton

Down E. Blanten

EXHIBIT A

RFA 2015-111 - Recommendations

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

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

None

Non-RD 515 Development Family Demographic Goal

2016 -293C	Pineda Village	Brevard I	М	David O. Deutch	CHA Developer, LLC	F	1,350,000,00	N	23	Y	Υ	Y	Υ _	A	1	Y	8
Non RD S15	Development Applicat	ions with the E	lderly or l	Persons with a Disc	obility Demographic		_										
2016-29 7 C	Three Round Tower A	Miami-Dade	L	lalberto Milo Jr	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Υ	Y	Y	А	1	Y	1
2016 -294 C	Cathedral Towers	Duyal	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	У	9
2 016-2 81C	Isles of Pahokee Phase II	Palm Beach	Ł	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	А	1	Y	18
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	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.

Pinnacle Housing Group, LLC:

EXHIBIT B



PHONE (850) 425-6654 PAX (850) 425-6694 WEB WWW.RADEYLAW.COM MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

June 29, 2016

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

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

Dear Ms. Flemming:

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

Sincerely,

Donna E. Blanton

EXHIBIT C

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Applic	ations																
2016-280C	Isles of Pahokee Phase I	Palm Beach	ι	Matthew Rieger	HTG Isles of Pahokee Developer, LLC; Pahokee Development Corporation	F	1,124,828.00	N	23	Y	Y	Y	Y	А	1	Y	11
2016-281¢	Isles of Pahokee Phase II	Pairn Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	И	23	Y	Ą	Y	Y	A	1	Y	18
2016-287C	Shull Manor Apartments	Brevard	м	Patti P Adams	Herman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Y	Y	В	1	γ	4
2016-288C	Moore Landing	Brevard	м	David O. Deutch	Pinnacle Housing Group, (LLC; CHA Developer, LLC	F	1,043,000.00	N	23	Y	Y	Y	Y	A	1	Y	15
2016-289C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	٧	8	1	Y	17
2016-2 90 ¢	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	ε	500,000.00	N	23	Y	Y	Y	Υ	A	1	Y	12
2016-291¢	Hickory Knoll	Магіол	м	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	F	940,000.00	N	23	Y	Y	Y	Y	А	1	Y	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	В
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000 00	N	23	γ	Y	Y	Y	А	1	Y	9
2016-295C	Haley Sofge Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Haley Sofge Phase One Developer, LLC	É	1,660,000.00	N	23	Y	Y	γ	Y	A	1	Y	2
2016-296C	Lake Point Plaza	Miami-Dade	L	Lewis V Swezy	Lewis V. Swezy; RS Development Corp	Ε	760,605.00	N	23	Y	Y	Y	Y	A	1	Y	3
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Mila, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-298C	Trinity Towers East	Brevard	м	Rødger L. Brawn, Jr.	Preservation of Affordable Housing LLC	E	1,050,661.00	N	23	Y	Y	Y	Υ	Α	11	Y	16
2016-2 99 C	Smathers Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Smathers Phase One Developer, LLC	E	902,782.00	N	23	Y	Y	Y	Y	A	1	У	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												_				
12016-282C	St. Johns River Apartments	Putnam	s	I Thomas E Flynn	Flynn Development Corporation	E	340,520.00	N	23	Y	ΥΥ	Υ	Y		1	Y	21
2016-284C	Marian Towers	Mlami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000.00	N	23	Y	Υ Υ	Y	Y		1	Y	5
2016-285C	St. Andrew Tower I	Broward	L	151izaheth Wone	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	٧		1	Y	23
2016-278C	Woodcliff Apartments	Lake	м		Flynn Development Corporation	E	266,560.00	N	23	Y	Y	Υ	Y		1	Y	19
2016-279C	Colonial Pines	Lake	м	Thomas E Flynn	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Y		1	Y	22
2016-283C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	5t. Elizabeth Gardens Development, LLC	E	1,402,702,00	N	23	Y	Y	Y	Y		2	Y	6
17016-286C	Century Woods Apartments	Escambia	м		Royal American Development, Inc.	F	353,999.00	Υ	23	Y	N	Y	Y		Б	Y	ъ
2015-277C	Hilltop Apartments	Madison	s		Royal American Development, Inc.	F	719,073.00	N	5	У	Υ	Υ	Y		1	Y	24
2016-276C	Orangewood Apartments	Bradford	s	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Υ	23	Υ	N	Y	Y		6	Y	7
2016-292C	Chipola Apartments	Jackson	s	David Schultz	Community Housing Partners Corporation	Е	774,136.00	N	23	Y	Y	Y	Y		1	Υ	14

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

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

COMPOSITE EXHIBIT D

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

1. Submission Requirements:

a. Application Withdrawal Disincentive:

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

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

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

Catholic Housing for the Elderly and Handicapped, Inc.

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

or

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

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

2. Demographie Commitment:

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

- 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. 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?				Profit organization?
	€ Yes	3	∩ No	
	Applic	ant must me	et the definition of	to be a Non-Profit entity for purposes of this RFA, the of Non-Profit as set out in Rule Chapter 67-48, F.A.C., answer the required information.
	(l) Pro	ovide the fol	lowing information	on for each Non-Profit entity as Attachment 3:
	(b)	The descrip		r; of the role of the Non-Profit entity; the members of the governing board of the Non-Profit entity;
	(d)		s of incorporation foster low-incom	n demonstrating that one of the purposes of the Non-Profit the housing.
	(2) An	swer the foll	lowing questions:	:
	(a)	Non-Profit		s general partners or managing members incorporated as a co-chapter 617, Florida Statutes, or similar state statute if
		← Yes	€ No	
		wholly	-owned subsidiar	t or one of its general partners or managing members a y of a Non-Profit entity formed pursuant to Chapter 617, lar state statute if incorporated outside Florida?
		€ Yes	()	ło
	(b)	501(c)(4) N	Non-Profit entity	general partners or managing members a 501(c)(3) or or is the Applicant or one of its general partners or managing absidiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?
			€ No	
	(c)	general par		nave an ownership interest, either directly or indirectly, in the artnership interest or in the managing member or the managing plicant?
		e Yes	C No	
			;" state the perce	ntage owned in the general partnership or managing member
	(d)	Percentage	of Developer's fe	ee that will go to the Non-Profit entity: 30 %

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

C Yes

€ No

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

Click here to enter text

d. Principals for the Applicant and for each Developer:

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: Click here to enter text.

Last Name: Wong

Street Address: 2950 SW 27th Avenue, Suite 200

City: Miami State: FL Zip: 33133

Telephone: 305-357-4725 Facsimile: 305-476-1557

E-Mail Address: Iwong@apcommunities.com

Relationship to Applicant: Member of APC St. Elizabeth Development, LLC

4. Developer and Management Company Information:

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

St. Elizabeth Gardens Development, LLC

Click here to enter text.

Click here to enter text.

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

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

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

Catholic Housing for the Elderly & Handicapped, Inc.

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

5. General Development Information:

- a. The Applicant must state the name of the proposed Development:
 - 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> Preservation
 - (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

(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?

Date Submitted: 2015-12-02 16:36:07.953 | Form Key: 3173

€ Yes C No

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

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

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

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

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

f. Ability to Proceed:

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

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

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

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

6. Proximity:

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

a. PHA or RD 515 Proximity Point Boost:

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

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

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

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

6 40% of units at 60% AMI or lower

 $\overline{}$

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 B	reakdown 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%
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%
100 %	

Total Set-Aside 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.

\boxtimes	Programmable thermostat in each unit (2 points)
	Humidistat in each unit (2 points)
X	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)
\boxtimes	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) **
П	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. Re	side	nt Programs:
a.	sele	the Applicant selected the Family Demographic at question 2.a. above, the Applicant must ext at least three (3) of the following resident programs (which are described at Section Four 0.a. of the RFA):
		☐ After School Program for Children ☐ Literacy Training
		☐ Employment Assistance Program ☐ Family Support Coordinator
b.	App	ne Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the olicant must select at least three (3) of the following resident programs (which are described at tion 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.	App	ne Applicant selected the Person with a Disability Demographic at question 2.c. above, the olicant must select at least two (2) of the following resident programs (which are described at tion 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. Fu	ndin	g:
a,	Hou	ising Credits:
	• /	The Applicant must state the Housing Credit Request Amount (annual amount): \$ 1402702

8

(a) Is the proposed Development located in a HUD-designated DDA, as defined in

(2) Difficult Development Area (DDA) / Qualified Census Tract (QCT) / Multiphase

Section 42(d)(5)(B)(iii), IRC, as amended?

Development:

	€ 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?
	C Yes C No
	If "Yes", indicate the QCT Number: Click here to enter text. 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. Click here to enter text. Amount of Funding 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:

Date Submitted: 2015-12-02 16:36:07.953 | Form Key: 3173

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 edvice should be sought regarding eligibility of these fees.
- (5) For Application purposes, the maximum hard cost contingency allowed cannot exceed (i) 15%, unless the Development qualifies for the 20% option, or (ii) 20% in the event financing is obtained through a federal government rehabilitation program and is required by that program. In any case, the maximum soft cost contingency allowed cannot exceed 5%. For Application purposes, hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Unitations on these cost line items post-Application are provided in Rule Chepter 67-48, F.A.C. Operating Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An OOR is not permitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
- (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
- (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

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

	1 HC ELIGIBLE	2	3
	(HC ONLY)	HC INELIGIBLE	TOTAL.
DEVELOPMENT COSTS	(m + m= 1)		
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	 		
Rehab of Existing Rental Units	6,448,463.00		6,448,463.00
Site Work			
*Other (explain in detail)			
A1.1. Actual Construction Cost	\$6,798,463.00	\$	\$6,798,463.00
A1.2. General Contractor Fee See Hote (3)			
(Max. 14% of A1.1., column 3)	\$ <u>950,537.00</u>	\$	\$ 950,537.00
A1.3. TOTAL ACTUAL CONSTRUCTION			
COSTS	\$ 7,749,000.00	\$	\$7,7 <u>49,000.00</u>
General Development Costs			
Accounting Fees	50,000.00		50,000.00
Appraisal	12,000.00		12,000.00

RFA 2015-111 DEVELOPMENT COST PRO FOR	RMA 1	2	(<u>Page 2 of 4</u>)
	HC ELIGIBLE (HC ONLY)	HÇ INELIGIBLE	TOTAL
General Development Costs (Cont'd) Architect's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000,00		100,000.00
Builder's Risk Insurance	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	77,145.63
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee See Note (6)		230,319.00	230,319.00
FHFC Credit Underwriting Fees		11,561.00	11,661.00
Green Bullding Certification/ HERS Inspection Costs			
*Impact Fees (fist in detail)			
Inspection Fees			
Insurance	158,031.00		158,031.00
Legal Fees	240,000.00	60,000.00	300,000,00
Market Study	7,000.00		7,000.00
Marketing/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		48,305.88
Utility Connection Fee			
*Other (explain in detail)		377,500.00	377,500.00
A2. TOTAL GENERAL DEVELOPMENT COST	\$ 1,462,806.14	\$ 809,628.63	\$ 2,272,434.77

RFA 2015-111 DEVELOPMENT COST PRO FO	ORMA 1	2	(Paga 3 of 4) 3
	HC ELIGIBLE (HC ONLY)	HC INELIGIBLE	TOTAL
Financial Costs	(
Construction Loan Origination/			
Commitment Fee(s)	59,090.91	22,159.09	81,250.00
Construction Loan Credit			
Enhancement Fee(5)			
Emigricaniant, ec/a)			· · ·
Construction Loan interest	325,516.74	129,694,59	455,211.33
Permanent Loan Origination/			
		6,340.00	6,340.00
Commitment Fee(s)		0,010,00	
Daniel and Condit			
Permanent Loan Credit			
Enhancement Fee(s)			
Permanent Loan Closing Costs		4,113.20	4,113.20
Bridge Loan Origination/			
Commitment Fee(s)			
Communent Fee(s)			
Bridge Loan Interest	<u> </u>		<u></u>
Non-Permanent Loan(s) Closing			
Costs	17,72 7.27	6,647.73	24,375.00
COSIS			
"Other (explain in detail)			
A3. TOTAL FINANCIAL COSTS	\$402,334.92	\$ 168,954.61	\$ 571,289.63
A4. CONTINGENCY RESERVES See Note (5)	\$1,223,471.74	\$	1,223,471.74
B1. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING			
LAND) Existing Buildings	\$ 3,480,000.00	\$	\$ 3,460,000.00
DAMO! Existing Denomings			
B2, *Other (expisin in detail)	•	\$	\$
B2. Other (expision in detail)	*	·	·
C. DEVELOPMENT COST	\$ 14,317,612.80	\$ 978,583.24	\$ 15,290,195.04
	4	0.10[0.00	
(A1.3+A2+A3+A4+B1+B2)			
The second secon	\$ 2,442,300.00		\$ 2,442,300.00
D. DEVELOPER'S FEE Book Note (1)	\$ 2,442,300.00	*	2,442,300.00
and the state of			
E. OPERATING DEFICIT RESERVES See Note (5)			
		4 9 808 808 80	* 2 020 000 00
F. TOTAL LAND COST		\$3,020,000.00	\$ 3,020,000.00
G. TOTAL DEVELOPMENT COST God Mota (7) (C+D+E+F)	\$16,759,912.80	\$ 3,998,583.24	\$ 20,755,496.04

RFA 2015-111 DEVEL	OPMENT COST PRO FORMA	(Page 4 of 4)
Detail/Explanation Sh	neet	
Totals must agree will completed on the Pro	th Pro Forma. Provide description and amount for each item that has been Forme.	
DEVELOPMENT COS	TS	
Actual Construct (as listed at item A1.)	ion Cost	
Off-Site Work		
Other:		
General Developi (as listed at item A2.)	ment Costs	
Impact Fees:		
Other:		
	Relocation Expense	
Financial Costs (as fisted at Rem A3.)		
Other:		
Acquisition Cost (es listed at item 82.)	of Existing Developments	
Other:		

NOTE: Neither brokenage 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				(Page 1 of 2)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF		
A. Total Development Costs	\$_	20,758,496.04			
B. Construction/Rehab Funding Sources:					
 HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or In the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. 	\$_	9,817 <u>,932</u> .00	Atlachment	18	
2. First Mortgage Financing	\$_	8,125,000.00	Attachment	19	
3. Second Mortgage Financing	\$_	5,926,750.00	Attachment	20	
4. Third Mortgage Financing	\$		Attechment		
5. Grants	\$		Attachment		
6. HC Equity Bridge Loan	\$_		Attachment		
7. USDA RD Finanding: a. RD 615 b. RD 538	\$ \$		Attachment Attachment		
8. Other	. \$_		Attachment		
9. Other.	. \$_		Attachment		
0. 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 Jess A. Total Development Costs):	\$	5.5\$1.485.98	(A negative number her	é represents a fundino	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 (Page 2.of.2) PERMANENT ANALYSIS **LOCATION OF AMOUNT DOCUMENTATION** A. Total Development Costs 20,758,498.04 B. Permanent Funding Sources: 1. HC Syndication/HC Equity \$ 14,726,698.00 Attachment _18 Proceeds \$ 634,000.00 2. First Mortgage Financing Attachment 19 20 3. Second Mortgage Financing \$ 5,926,750.00 Attachment 4. Third Mortgage Financing Attachment 5. Grants Attachment 6. USDA RD Financing: a. RD 515 Attachment b. RD 538 Attachment 7. Other: ___ Attachment 8. Other. Attachment 9. Deferred Developer Fee \$ 2,442,300.00 \$ 23,729,948.00 10. Total Permanent Funding Sources C. Permanent Funding Surplue (B.10. Total Permanent Funding Sources, less A. Total Development Costs): 2,971,451.98 (A negative number here represents a funding shortfall.)

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



ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

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

COPY

SUBMITTED TO:

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

December 4, 2015

Attachment

Approved FHFC Advance Review 11-12-15

LIST OF PRINCIPALS

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 Catallo

Rev. Alfred Cloffl, SThD, PhD

Limited Partner (99.99% owner):

Howard D. Cohen &/or assigns

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

Approved
FHFC Advance Review

Developer:

St. Elizabeth Gardens Development, LLC

A Florida limited liability company

APC St. Elizabeth Development, LLC - Manager

Member:

APC St. Elizabeth Development, LLC A Florida limited liability company Howard D. Cohen - Manager

Member: Member: Kenneth Naylor 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, SSI, 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 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.

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

3. Applicant Information:

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

Marian Towers, Ltd.

b.	legally		vide the required documentation to demonstratified to do business in the state of Floridate 2.	
c.	Is the A	Applicant applyin	g as a Non-Profit organization?	
	Yes	(1	No	
	Applica	ant must meet the	considered to be a Non-Profit entity for pure definition of Non-Profit as set out in Rule, and provide the required information.	
	(1) Pro	vide the followin	ng information for each Non-Profit entity a	s Attachment 3:
	(b) (c)	The names and and The articles of i	nination letter; /explanation of the role of the Non-Profit e addresses of the members of the governing ncorporation demonstrating that one of the er low-income housing.	board of the Non-Profit entity
	(2) An	swer the following	ng questions:	
	(a)		or one of its general partners or managing y pursuant to Chapter 617, Florida Statutes tside Florida?	
		← Yes	€ No	
		wholly-own	the Applicant or one of its general partners ned subsidiary of a Non-Profit entity forme tutes, or similar state statute if incorporated	d pursuant to Chapter 617,
		C Yes	€ No	
	(b)	501(c)(4) Non-l	or one of its general partners or managing Profit entity or is the Applicant or one of its lly-owned subsidiary of a 501(c)(3) or 501	s general partners or managing
		← Yes	€ No	
	(c)	general partner	rofit entity have an ownership interest, eit or general partnership interest or in the man est in the Applicant?	
		€ Yes	C N₀	
		If "Yes," sta interest: <u>51</u>	ate the percentage owned in the general par	ntnership or managing member
	(d)	Percentage of D	eveloper's fee that will go to the Non-Prof	it entity: 30 %

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

C Yes

@ No

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

Click here to enter text.

d. Principals for the Applicant and for each Developer.

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: Click here to enter text.

Last Name: Wong

Street Address:

2950 SW 27th Avenue, Suite 200

City: Miami State: FL Zip: 33133

Telephone: <u>305-357-4725</u> Facsimile: 305-476-1557

raesititie, <u>303-470-133</u>

E-Mail Address: lwong@apcommunities.com

Relationship to Applicant: Member of APC Marian Towers Development, LLC

4. Developer and Management Company Information:

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

Marian Towers Development, LLC

Click here to enter text.

Click here to enter text.

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

Date Submitted: 2015-12-02 11:00:56.520 | Form Key: 3171

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

© Yes C No

(c) Provide the required HUD or RD letter as Attachment 7.

Note: The Applicant should refer to Section Four A.5.c.(2) of the RFA before answering these questions.

(3) Does the proposed Development qualify for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA?

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:

Click here to enter text. new construction units Click here to enter text, rebabilitation units

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

f. Ability to Proceed:

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

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

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

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

6. Proximity:

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

a. PHA or RD 515 Proximity Point Boost:

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

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

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

7. Set-Aside Commitments:

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

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

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

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

40% of units at 60% AMI or lower

6

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 Sct-Aside Bi	reakdown 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%
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%
100 %	

Total Set-Aside
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.

\boxtimes	Programmable thermostat in each unit (2 points)
	Humidistat in each unit (2 points)
\boxtimes	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)
\boxtimes	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) *

- ☐ 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 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): \$ 1660000 (2) Difficult Development Area (DDA) / Qualified Census Tract (QCT) / Multiphase
 - 8

Section 42(d)(5)(B)(iii), IRC, as amended?

(a) Is the proposed Development located in a HUD-designated DDA, as defined in

Development:

€ Yes C No

		If "Yes", indicate which DDA: Miami-Dade County						
	(b)	(b) If the proposed Development is not located in a HUD-designated DDA (as indicate 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						
		letter from the lo	cal planning off	ber: Click here to enter text, and provide a copy of a fice or census bureau which verifies that the proposed ferenced QCT as Attachment 16.				
	(c) Mu	ltiphase Develop	ment:					
				ase of a multiphase Development, as outlined in indicate which of the following applies:				
	ر		d Development : he HC boost.	is the first phase of a multiphase Development				
		or						
	۲		d Development i t eligible for the	is a subsequent phase of a multiphase HC boost.				
Ь.	Other Fund	ing:						
		proposed Develop unt must provide t		loan has been awarded for this Development, the formation:				
		Corporation Click here to enter t		Amount of Funding \$ 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 Do	cuments:						
				ent Cost Pro-Forma, the Detail/Explanation Sheet, if sis, and the Permanent Analysis.				
d.	Non-Corpor	ration Funding Pr	oposals:					
	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 Co	nstruction Fundin	g Preference:					

Date Submitted: 2015-12-02 11:00:56.520 | Form Key: 3171

Does the proposed Development qualify for the Per Unit Construction Funding Prescrence, 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 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 Deticit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR is not permitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
- (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
- 7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Oetail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost (imitations 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 ADDIRECT AT THE END OF THE APPLICATION.

	1 HC ELIGIBLE	2	3
DC -C - DDIESER - DD - DD	(HC ONLY)	HÇ INELIGIBLE	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			
Rehab of Existing Rental Units	8,453,052.50		8,453,052.50
Site Work			
*Other (explain in detail)		<u> </u>	
A1.1. Actual Construction Cost	\$6,803,052.50	\$	\$ 8,803,052.50
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	\$	\$ 10,030,000.00
General Development Costs	50 00° 65		FA *** **
Accounting Fees	50,000.00		50,000.00
Appraisal	12,000.00		12.000.00

RFA 2015-111 DEVELOPMENT COST PRO FO	2	(Page 2 of 4)	
	1 HC ELIGIBLE (HC ONLY)	HC INELIGIBLE	TOTAL
General Devalopment Costs (Cont'd) Archited's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	84,530.53		84,530.53
Building Permit	84,530,53		84,530.53
Brokerage Fees - Land/Buildings			<u> </u>
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	100,000.00		100,000.00
FHFC Administrative Fee		91,300.00	91,300,00
FHFC Application Fee		3,000,00	3,000.00
FHFC Compliance Fee See Note (6)		287,303.00	287,303.00
FHFC Credit Underwriting Fees		11,661.00	11,661.00
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	195,000.00
Soil Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	53,063.75	53,063,75	105,127.50
Utility Connection Fee			
*Other (explain in detail)		550,000.00	550,000.00
A2. TOTAL GENERAL DEVELOPMENT COST	\$1,446,747.81	\$ <u>1,304,327.75</u>	\$ 2,751,075.56

FA 2015-111 DEVELOPMENT COST PRO F	ORMA 1	2	(<u>Page 3 o</u>
	HC ELIGIBLE (HC ONLY)	HC INELIGIBLE	TOTAL
Financial Costs	(1.0 -1.1.)		
Construction Loan Origination/			
Commitment 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)		<u>62,</u> 160.00	62,160.00
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	45,319.88	18,661.13	<u>63,981.01</u>
*Other (explain in detail)	0.00	0.00	
3, TOTAL FINANCIAL COSTS	\$ 1,115,791.58	\$ 518,052,73	\$1,633,844.31
4. CONTINGENCY RESERVES 500 HORE (5)	\$ 1,589,553.78	\$	\$ 1,569,553.78
1. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING			
LAND) Existing Buildings	\$ 6,500,000.00	\$	\$6,500,000.00
2. *Other (explain in detail)	\$	\$	\$
. DEVELOPMENT COST	\$ 20,882,093.17	\$ 1,822,380,48	\$ 22,504,473.65
(A1.3+A2+A3+A4+B1+B2)	* *************************************	4 Janapaorea	22,501,110,00
. DEVELOPER'S FEE See Main (1)	\$3,599,283.02	\$	\$3,599,293.02
: OPERATING DEFICIT RESERVES Sem Note (5)			
. TOTAL LAND COST		\$ 5,500,000.00	\$ 5,500,000.00
. TOTAL DEVELOPMENT COST See Note (7) (C+D+E+F)	\$ 24,281,386,19	\$ 7,322,360,48	\$31,603,766.67

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 4 of 4)

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 COSTS

Actual Construct (as listed at item A1.)	ion Cost					
Off-Site Work						
Other:						
General Develops (es listed at item A2)	ment Costs					
Impact Fees:						
Other:	Relocation expenses.					
Financial Costs (as listed at item A3.)						
Other:						
Acquisition Cost (as listed at from 82.)	Acquisition Cost of Existing Developments (as listed at item B2.)					
Other:						

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

RFA 2015-111 DEVELOPMENT COST PRO FORMA (Page 1 of 2)						<u>1</u>
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF			
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	\$	11,618,257.00	Attachment	18		
2. First Mortgage Financing	\$	21,327,000.00	Altachment	19		
3. Second Mortgage Financing	s	8,998,000.00	Attachment	20		
4. Third Mortgage Financing	\$		Attachment			
5. Grants	\$		Attachment			
6. HC Equity Bridge Loan	\$		Attachment			
7. USDA RD Financing:						
a. RO 515	\$		Attachment			
b. RD 538	\$		Attachment			
8. Other:	s_		Attachment			
9. Other:	s_		Atlachment			
10. Deferred Developer Fee	\$	3,599,293.02				
11. Total Construction/Rehab Sources	\$_	45,542,550.02				
C. Construction/Rehab Funding Surplus (B.11, Total Construction/Rehab Sources Sources, 1ess A. Total Development Costs):	\$	13,938,783,35	(A negative number here	e represent	s 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 F	(Page 2 of 2)		
PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION	
A. Total Development Costs	\$ 31,603,766.67		
B. Permanent Funding Sources:			
HC Syndication/HC Equity Proceeds	\$ 17,428,257.00	Attachment18	
2. First Mortgage Financing	\$ 6,216,000,00	Atlachment 19	
3. Second Mortgage Financing	\$ 8,998,000.00	Attachment 20	
4. Third Mortgage Financing	\$	Attachment	
5. Grants	\$	Atlachment	
6, USDA RD Financing: a. RD 515 b. RD 538	\$	Attachment	
7. Other:	. \$	Atlachment	
8. Other:	\$	Attachment	
9. Deferred Developer Fee	\$3,599,293.02		
10. Total Permanent Funding Sources	\$ 36,241,550.02		
C. Permanent Funding Surplus (B.10. Total Permanent Funding Sources, less A. Total Development Costs):	\$ 4.637.783.35	(A negative number here represents a fund	ing 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

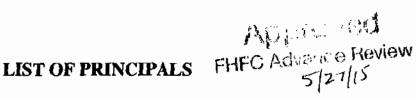
COPY

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



Applicant/Owner Entity:

Marian Towers, Ltd.

A Florida limited partnership

General Partner:

Marian Towers GP, LLC

A Fiorida limited liability company APC Marian Towers, LLC - Manager

Member:

APC Marian Towers, LLC

A Florida limited liability company APCHD MM Inc. - Manager

Officers:

Howard D. Cohen, Chief Executive Officer

Kenneth Cohen, Vice President Stanley Cohen, Vice President Randy Weisburd, President Kenneth Naylor, Secretary

Member:

APCHD MM Inc.

A Delaware corporation Howard D. Cohen, Director

Member:

Howard D. Cohen Revocable Trust U/A/D 4/6/1993

Sole Trustee & Beneficiary:

Howard D. Cohen

Member:

CHS Mlami Beach Marian Towers, Inc.

A Florida corporation

Officers:

Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary

Raiph E. Lawson, Chairman Joseph M. Catania, President

Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary

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 Cioffi, SThD, PhD

FHFC Achange Review 5/27/15

Sole Shareholder:

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

Limited Partner:

Howard D. Cohen &/or assigns

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

FHFG Adv. 20 Review 5/27/15

Developer: Marian Towers Development, LLC

A Florida limited liability company

APC Marian Towers Development, LLC - Manager

Member: APC Marian Towers Development, LLC

A Florida limited liability company Howard D. Cohen - Manager

Member: 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 Miami Beach Marian Towers Development, LLC

A Florida limited liability company Catholic Health Services, Inc. - Manager

Sole Member: Catholic Health Services, Inc.*

A Florida not for profit corporation

Officers: Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary

Raiph E. Lawson, Chairman Joseph M. Catania, President

Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary

J. Patrick 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. Affred Cloffl, 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.

OΓ

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

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

2. Demographic Commitment:

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

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

3. Applicant Information:

- a. The Applicant must state the name of the Applicant:
 - St. Andrew Towers I, Ltd.

ъ.	legally		ty qualified to do bu	ed documentation to demonstrate that the Applicant is a siness in the state of Florida as of the Application
c.	Is the A	pplicant ap	plying as a Non-Pro	fit organization?
	€ Yes		C No	
	Applica	int must me	et the definition of N	e a Non-Profit entity for purposes of this RFA, the Non-Profit as set out in Rule Chapter 67-48, F.A.C., answe e required information.
	(1) Pro	vide the fol	lowing information	for each Non-Profit entity as Attachment 3:
	(b) (c) (d)	The descrip The names and The article	and addresses of the	the role of the Non-Profit entity; e members of the governing board of the Non-Profit entity emonstrating that one of the purposes of the Non-Profit lousing.
	(2) Ans	wer the foll	lowing questions:	
		Non-Profit		meral partners or managing members incorporated as a hapter 617, Florida Statutes, or similar state statute if
		← Yes	€ No	
		wholly	-owned subsidiary o	one of its general partners or managing members a f a Non-Profit entity formed pursuant to Chapter 617, state statute if incorporated outside Florida?
		← Yes	e No	
		501(c)(4) N	Ion-Profit entity or i	meral partners or managing members a 501(c)(3) or s the Applicant or one of its general partners or managing idiary of a 501(c)(3) or 501(c)(4) Non-Profit entity?
		← Yes	€ No	
	1	general part		c an ownership interest, either directly or indirectly, in the ership interest or in the managing member or the managing ant?
		€ Yes	C No	
		If "Yes interest	, ,	ge owned in the general partnership or managing member
	(d) 1	Percentage	of Developer's fee t	hat will go to the Non-Profit entity: 30 %

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

C Yes

@ No

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

Click here to enter text.

d. Principals for the Applicant and for each Developer:

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: Click here to enter text.

Last Name: Wong

Street Address: 2950 SW 27th Avenue, Suite 200

City: Miami State: FL Zip: 33133

Telephone: 305-357-4725 Facsimile: 305-476-1557

lwong@apcommunities.com E-Mail Address:

Relationship to Applicant: Member of APC St. Andrew Towers I Development, LLC

4. Developer and Management Company Information:

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

St. Andrew Towers I Development, LLC

Click here to enter text.

Click here to enter text.

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

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

© Yes C No

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

Catholic Housing for the Elderly & Handicapped, Inc.

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

5. General Development Information:

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

St. Andrew Tower I

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

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

2700 NW 99th Avenue, Coral Springs

- c. Development Category / Rental Assistance (RA) Level / Concrete Construction:
 - (1) The Applicant must indicate the applicable Development Category: Acquisition and Preservation
 - (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

(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:

Click here to enter text, new construction units Click here to enter text, rehabilitation units

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

f. Ability to Proceed:

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

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

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

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

6. Proximity:

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

a. PHA or RD 515 Proximity Point Boost:

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

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

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

C Yes © 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:

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

6 40% of units at 60% AMI or lower

^

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 Bi	reakdown 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%
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%
100 %	

Total Set-Aside 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) *

	⊠ Iı	lorida Yards and Neighborhoods certification on all landscaping (2 points) astall daylight sensors, timers or motion detectors on all outdoor lighting attached to mildings (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. Re	sident	Programs:
a.	select	Applicant selected the Family Demographic at question 2.a. above, the Applicant must at least three (3) of the following resident programs (which are described at Section Four a. of the RFA):
		After School Program for Children Literacy Training
		Employment Assistance Program Family Support Coordinator
b.	Appli	Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the cant must select at least three (3) of the following resident programs (which are described at on 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.	Applie	Applicant selected the Person with a Disability Demographic at question 2.c. above, the cant must select at least two (2) of the following resident programs (which are described at in Four A.10.c. of the RFA):
		Staff On-Site 24 Hours per Day
		Employment Services
		Resident Health Care Coordination Program
	Ц	Resident Community-Based Services Coordination Program
11. Fu	ndine:	

11. Fund

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

		€ Yes	C No		
		If "Yes", indicate	e which DDA: <u>B</u>	roward	
	(b)	If the proposed I	Development is n in question (a) a	ot located in a HUD-designated I above), is it located in a QCT as d	
		← Yes	← No		
		letter from the lo	cal planning offi	per: <u>Click here to enter text,</u> and p ce or census bureau which verific erenced QCT as Attachment 16.	es that the proposed
	(c) Mu	ıltiphase Developi	ment:		
				se of a multiphase Development, ndicate which of the following ap	
	۲	(i) The proposed eligible for the	-	s the first phase of a multiphase D	Development
		or			
	۲		d Development is t eligible for the	s a subsequent phase of a multiph HC boost.	ase
b.	Other Fund	ing:			
		proposed Develop unt must provide ti		loan has been awarded for this De ormation:	evelopment, the
		Corporation Click here to enter to		Amount of Funding \$ Click here to enter text.	
	Departr	nent of Agricultur	e RD 515 Progra	sted with funding under the United am and/or RD 538 Program, indic d documentation as Attachment	ate the applicable
		RD 515		RD 538	
c.	Finance Do	cuments:			
				nt Cost Pro-Forma, the Detail/Expis, and the Permanent Analysis.	planation Sheet, if
d.	Non-Corpor	ration Funding Pro	oposals:		
	in Section F	our A.11.d. of the	RFA. Insert the	als from the lender(s) or other source a documentation for each source a chment 18 and continuing with se ding source.	is a separate
e,	Per Unit Co	nstruction Fundin	g Preference:		

Date Submitted: 2015-12-01 12:32:52.087 | Form Key: 3162

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

€ Yes € 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 Prolit.
- (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 rehabilistion program and is required by that program. In any case, the maximum soft cost contingency allowed cannot exceed 5%. For Application purposes, hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Limitations on these cost line items post-application are provided in Rule Chapter 67-48, F.A.C. Operating Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR is not parmitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
- (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
- (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

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

	1 HC ELIGIBLE	2	3
	(HC ONLY)	HC INELIGIBLE	TOTAL
DEVELOPMENT COSTS			
Actual Construction Costs			
Accessory Bulldings			
Demolition			
New Rental Units			
*Off-Site Work (explain in detail)			
Recreational Amenities	332,500.00	17,500.00	350,000.00
Rehab of Existing Common Areas			
Rehab of Existing Rental Units	8,414,530.50		8,414,530.50
Site Work			
*Other (explain in detail)			
A1.1. Actual Construction Cost	8 8,747,030.50	\$17,500.00	\$ 8,764,530.50
A1.2. General Contractor Fee 5- Note (1)			
(Max. 14% of A1.1, column 3)	\$ <u>1,221,469.50</u>	\$	\$1,221,469.50
A1.3. TOTAL ACTUAL CONSTRUCTION			
COSTS	\$ 9,968,500.00	\$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

RFA 2015-111 DEVELOPMENT COST PRO FO	(<u>Page 2 of 4)</u> 3		
	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	TOTAL
General Development Costs (Cont'd) Architect's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
			· · · · · · · · · · · · · · · · · · ·
Bullder's Risk Insurance	<u>B4,145.31</u>		84,145.31
Bullding Permit	84,145.31		84,145.31
Brokerage Fees - Land/Bulldings			
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	100,000.00		160,000.00
FHFC Administrative Fee		91,300.00	91,300.00
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee See Note (6)		276,089.00	276,089.00
FHFC Credit Underwriting Fees		11,661.00	11,661.00
Green Building Certification/ HERS Inspection Costs			
*Impact Fees (list in detail)			
Inspection Fees			
Insurance	229,862.50		229,862.50
Legal Fees	240,000.00	00.000.00	00,000,000
Market Study	7,000.00		7,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes	153,000.00		153,900,00
Soll Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	65,113.50		85,113.50
Utility Connection Fee			
*Other (explain in detail)		547,500.00	547,580.90
A2. TOTAL GENERAL DEVELOPMENT COST	\$1,620,256.62	\$1,039,550.00_	\$2,659,816.62

RFA 2015-111 DEVELOPMENT COST PRO F	ORMA 1		
	HC ELIGIBLE (HC ONLY)	HC INELIGIBLE	3 TOTAL
Financial Costs	(IIC DAL!)	TIC INCLUDIOLE	TOTAL
Construction Loan Origination/			
Commitment Fee(s)	94,284.00	36,656.00	130,950.00
Construction Loan Credit			
Enhancement Fee(s)	<u></u>		
Construction Loan Interest	508,398.15	329,182.07	837,580.23
Permanent Loan Origination/			
Commitment Fee(s)		38,140,00	<u>38,140.00</u>
Permanent Loan Credit			
Enhancement Fee(s)			
Permanent Loan Closing Costs		24,744.07	24,744.07
Bridge Loan Origination/ Commitment Fee(s)			
Bridge Loan Interest			
Non-Permanent Loan(s) Closing Costs	28,285.20	10,999.80	39,285.00
*Other (explain in detail)			
A3. TOTAL FINANCIAL COSTS	\$ 630,967,36	\$439,731,94	\$1,070,899.30
M. CONTINGENCY RESERVES Bus Mota (5)	\$1,578,390.83	1	\$1,578,390.83
11. ACQUISITION COST OF EXISTING			
DEVELOPMENTS (EXCLUDING			
LAND) Existing Buildings	\$ 2,682,000.00	\$	\$ 2,682,000.00
12. *Other (explain in detail)	\$	\$	\$
C, DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$16,480,124.81	\$1,496,781.94	\$17,976,906.75
D. DEVELOPER'S FEE See Note (1)	\$ 2,876,104.20	\$	\$ 2,876,104.20
E. OPERATING DEFICIT RESERVES See Note (5)			
F, TOTAL LAND COST		\$ 4,818,000.00	\$ 4,818,000.00
G. TOTAL DEVELOPMENT COST See Note (7) (C+D+E+F)	\$ 19,356,229.01	\$ 6,314,781.94	\$ 25,671,010.95

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 4 of 4)

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 COSTS

Actual Construct (as listed at item A1)	tion Cost	
Off-Site Work		
Other:		
General Develop (as listed at Itom A2.)	ment Costs	
Impact Fees:		
Other:	Relocation expenses.	
Financial Costs (as listed at Item A3)		
Other:		
Acquisition Cost (as listed at item 82.)	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 poid 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				(Page 1 of 2)
CONSTRUCTION/REHAB ANALYSIS		AMOUNT	LOCATION OF DOCUMENTATION		
A. Total Development Costs	\$ _	25,671,010.95			
B. Construction/Rehab Funding Sources:					
 HC Equity Proceeds Pald Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. 	\$	11,618,838.00	Attachment	18	
2. First Mortgage Financing	\$	13,095,000.00	Attachment	19	
3. Second Mortgage Financing	\$	5,299,800.00	Atlachment		
4. Third Mortgage Financing	\$		Attachment		
5. Grante	\$_		Attachment		
6. HC Equity Bridge Loan	\$_		Attachment		
7, USDA RD Finanding: a. RD 515 b. RD 538	\$		Attachment Attachment	=	
B. Other:	\$		Attachment		
9. Other:	\$_		Attachment		
10. Deferred Developer Fee	s _	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, less A. Total Development Costs):	2	7.218.731.25	(A nagative number her	e representa e fundir	o shortfall.)

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

C. Permanent Funding Surplus

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

RFA 2015-111 DEVELOPMENT COST PRO FORMA (Page 2 pt 2) **LOCATION OF PERMANENT ANALYSIS** AMOUNT **DOCUMENTATION** 25,871,010.95 A. Total Development Costs B. Permanent Funding Sources: 1. HC Syndication/HC Equity **Proceeds** \$ 17,428,257.00 Attachment 18 \$ 3,814,000.00 Attachment 19 2. First Mortgage Financing 20 3. Second Mortgage Financing \$ 5,299,800.00 Attachment 4. Third Mortgage Financing Attachment 5. Grants Attachment 6. USDA RD Financing: a. RD 515 Attachment b. RD 538 Attachment 7. Other: _____ Attachment Attachment B. Other: ____ 2,876,104.20 9. Deferred Developer Fee 10. Total Permanent Funding Sources \$ 29,418,161.20

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

3,747,150.25

(A negative number here represents a funding shortfall.)



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

FHFC Advisor Review 5/24/5

LIST OF PRINCIPALS

Applicant/Owner Entity: St. Andrew Towers I, Ltd.
A Florida limited partnership

General Partner: St. Andrew Towers 1 GP, LLC

A Florida limited liability company APC St. Andrew Towers I, LLC - Manager

Member: APC St. Andrew Towers I, LLC

A Florida limited liability company

APCHD MM Inc. - Manager

Officers: Howard D. Cohen, Chief Executive Officer

Kenneth Cohen, Vice President Stanley Cohen, Vice President Randy Weisburd, President Kenneth Naylor, Secretary

Member: APCHD MM Inc.

A Delaware corporation Howard D. Cohen, Director

Member: Howard D. Cohen Revocable Trust U/A/D 4/6/1993

Sole Trustee & Beneficiary: Howard D. Cohen

Member: CHS St. Andrew Towers 1, Inc.

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

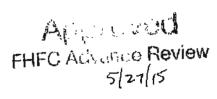
Board of Directors: Patricia Palamara

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



Sole Shareholder:

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

Limited Partner:

Howard D. Cohen &/or assigns

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

FHFC, Adv. uca Review

Developer:

St. Andrew Towers I Development, LLC

A Florida limited liability company

APC St. Andrew Towers | Development, LLC - Manager

Member:

APC St. Andrew Towers I Development, LLC

A Florida limited liability company Howard D. Cohen, Manager

Member:

Kenneth Naylor

Member:

Liz Wong

Member:

Atlantic Pacific Communities, LLC A Delaware limited liability company

Appreciation Holdings-Manager, LLC - Manager

Members:

Howard D. Cohen Revocable Trust U/A/D 4/6/1993

Randy Weisburd Kenneth Cohen Stanley Cohen

Member:

CHS St. Andrew Towers | Development, LLC

A Florida limited liability company Catholic Health Services, Inc. - Manager

Sale Member:

Catholic Health Services, Inc.*

A Florida not for profit corporation

Officers:

Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary

Ralph E. Lawson, Chairman Joseph M. Catania, President

Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary

J. Patrick Fitzgerald, Esq., Assistant Secretary

Board of Directors:

Patricia Palamara

Rev. Msgr. Franklyn M. Casale

Bud Farrey Mark Panciera

Kenneth C. Fischer, MD Aurelio Fernandez Claudia de la Cruz Aristides Pallin Dr. Patrick Taylor Paul Echelard Christopher Catallo

Rev. Alfred Cioffi, SThD, PhD

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

COMPOSITE EXHIBIT E

Kate Flemming

From:

Kenny Derrickson

Sent:

Monday, June 06, 2016 12:08 PM

To:

Kevin Tatreau

Subject:

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 < Kenny. Derrickson@floridahousing.org >

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 filling fee for TCEP (J. David Page, Scott Seckinger)

Kate Flemming

From:

Kenny Derrickson

Sent:

Wednesday, June 08, 2016 7:47 AM

To:

Melanie Housholder; Diane Rommel

Subject:

Fwd: Past dues

Meeting isn't til 2 so we have time.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kenny Derrickson < Kenny. Derrickson@floridahousing.org>

Date: 6/8/16 7:24 AM (GMT-05:00)

To: Melanie Housholder < Melanie. Housholder @floridahousing.org >, Diane Rommel

<Diane.Rommel@floridahousing.org>

Subject: Past dues

Good Morning,

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

Thanks

Sent from my Verizon, Samsung Galaxy smartphone

EXHIBIT F

TOREP - Owned 2020 blue face of Exbrure to submit 2019 Anahotical Ensabushi and SRC-1 sorm by \$7.720 for Entliant to Anahotic 2016 Anahotical Enjaquesids and SRC-1 form Later fac invoices evisional on \$100.0016	FEDCAHEC	2nJ	5.850,000 90	Mami-Dws	RFE2010-04 2010-14/2009-149C/2010- 032CX/2011-013CX	Brownwille Vollage II LLC:	Brownsville Village IV. Ltd	Brownsvilla Transt Vallege İV	Bruwnertlle Transit Village IV, Ltd. cont. Brian Myen
TICETP. Over \$1.50 late fac fair Suiture on eitheral 2015 Audited Frankcaka and SSA-1 form by. \$227016 Failure to pubmit 2014 and 2015 Audited Frankcaka and SIA-1 form Lato fac invoice lend out on \$10,02016	PEDOFFEC	Znd	00 000 00035	Mumi-Dade	PARPO10-04 2010-14/2009-148C/2010- 047CX	Brownsville Village II, LCC:	Brownsville Village III, Lid	Browneville Transit Village II	Stranserile Transit Village III, Ltd Bron Mycts
SALL - Cash malared 173 146 Decramed lear tent mentility, Last zent 459 16 Berta-sect has not provided proof of March my April occursiv deposits in approximate amount of \$3,000 cash. for a bull of \$16,600. Remainder email nurices sent 4/26/16 and \$3916. (Convex Keys Land II as well.)	FHDC:SA	Second	\$1,481,200	D⊌de	ZVT 1862-1828-022	O Reid Brannon; Nan I Brannon	Brannon Group, L. C., The	The Keyt III	
SALL - Loap a mationed (19) 16 Departed State near monthly, talk and 4.7% 16 Department of the property of the	ASCICHA	Second	\$1,481,200	Døde	SAE. 1993-HRR-021	D. Read Braumon; Ivan I. Braumon	Branton Group, L. C. The	The Keys 1 & II	
TCEP - Conver\$39 lists he lie Fainst in orbinat 2013 Applied Fromework and SR-1 stem to \$250405 Shillure ha pulemit 2015 Applied Fromework and SR-1 form Line file invoice text suft on 5-107016	EHDC/FHC ()	7.A	\$ 015,000 die	Volum	REP2010-04 2010-14/2009-191C/2010- 048CX	Olive Grove Apariments Limited Pattnership, Benedicial Olive Grove, I,LC and RLI Benedicial Development 9 LLC, as well as Dopald W Paakon and Robert Lomus, Individually	Olive Grove Apustraionts Limited Partnership	Olive Grave Apadricals	Beneficial Comm taaties LLC Donald W. Pastan
TCEP-Ohee 1 (and oth TCEP broading for of \$1,2% 09 cm, 400°16° Part due poince end	элж	Second	\$2,500,000	Sarumole	7010-01107 1705: 2410 1705: 2410	Krowell Branch Care I Industyrm, U.C.C.; Howell Beanch NP GP, U.C.C.; Irinia Doody, Faul M. Maisgirum; Benering & Neighborhound Development Strees; Neighborhound Chevelopment Strees; Neif Study, Gendel A. Smith; Evin Study, Gendel A. Smith; Evin Study, Exhibit Exh	Howell Branch Cove Ltd	Howell Breach Cove	Adantic Heating Partners, LLLP Tricia Doody
PLP - Luon matured ape 9.1211 Bertussed went tensil-taking deep zet unable to passell tean en 1971) Demand Jelter nect monthly, hast teat 429-16 Amount drawn /e/o \$3135.117 63	FIFC'SA	Second	£350,000	DeSom	ET.P 2005-075	Areadia Housing Authority	Express Senior Yrllage. LLC (Areadia Housing Authority	Cypross Sendor Village	Areadu Brusing Authority Bachy Sie Meiser
AGAL. Failur to selbmi coppera of monthly salements for Takasa RAS, mayon account. Sexual sequests from the monthly control of the control of the second of	S S S S S S S S S S S S S S S S S S S	Setund	\$427,000	Escanbid	HOME 1957HR-037	Abiji, at Permançia liza:	ANR at Perascola	Lilian Elouang	A MX of Petracols Im Recres
Stall Part due for Joh, August September, Ocksber, Johanner, Florenber, Januar, Februar, March, April and Mar, Tex and learness or parment in falling 401/404 and June, 201/40 appared September, Ocksber, November December January, February, March, April and Mar, Berjan was September, Ocksber, November December January, February, March, April and Mar, Berjan was September, Ocksber, November December January, February, March, April and Mar, Berjan was street where the part of the property of the Ada, several part does have \$2,500 to what does them stall as physical three beat mode with an experience Send count to get update to part does them \$1,148. For examt from thereboard her property has had always in that place the selection for the part of the pa	SWG	Seered	3),377,186	Hardsk	SAIL REP 2008-01-07	Alpha ad Oruga Fixedom Ministrias Inc	Alpha and Otraga Freedom. Ministrica Inc	Honah Heus	Alpha and Omegy Excedent Ministries Inc. Loraine Gilaspie
HE. Chees BHC 2016 HC compliance mentioning focus as \$1,200. List conducted the Bonswerl ton 2516. SML 1-List measured 62816 Demand Letter steril monthly, that wend 47,9516. Once 2014 2016 SML Striver focus and late charges two \$11,956.23 due to First Housing Development. Companion	S S S S S S S S S S S S S S S S S S S	≥nd	\$1 67b BOO OO	Оталде	SAII. 938-013 HC 1994L-006	Alfordable/Cstras Glen, Ioc ; Emity Badget, Kenneth Dixon	ises. Inc	Conse Glen	Affertable-Citrus Gün Ken Dawo
HC - Over FHFC HC (RD), umplease menumny feet - a a \$450 due \$ \$1.7615, including part flow feet of \$255 due 7:772016. Last contacted the Personner on 325-3015.	FHEC H	N'A	N'A	Нелилдо	HC 1990-048	T J Fulkerson	Affordable Realty and Housing Corp	Nerbourne Sstates [Affurdable Realty and Housing Corp 7 J. Fulkerson
Cumments	Servicen' Trustee	Les-Patition	Original Loss Amount	County	Broading Source(s)	Affiliate/Flouncial Beog/Sqisgs/Papagoal	Owner Endty	Pruperly Name	Developes/Coptant
			9102/	PRINC Past Due Report - un al 05/11/2016	Past Du				

				Past D	PRFC ux Report - ux of 05/1	1/2016			
eveloper/Contact	Property Name	Owner Entity	Affiliate/Financial Sensiticiary/Princips)	Funding Source(s)	County	Original Luas Amoun?	Lien-Position	Servicen' Triblee	Comments
Parlish Development Group Institution Ords Onto	Magnolia Crustings	Bell Radge II. Chi	PCG Bell Ridge B. LLC Cartiale Development Group Lleyd J. Reggio	BOND 2005 Series K RRLP 2005-305HR	Sanit Ross	\$4.700.000 \$4,700,001	Figur Second	ACS	BOSTO RRLP - 1.) A CNA, was prepared for the preservy in E-2014. The are terrent accommends in indicate of \$6.95.99 per unit \$2.519 is more 10cm \$2.55 per unit \$5.022mm.). The between the support of \$5.000 per unit \$2.519 is more 10cm \$2.55 per unit \$5.022mm.). The between the support of \$5.000 per unit \$5.000 per unit \$2.519 is more 10cm \$2.500 per unit \$5.000 per unit \$2.500 pe
Carlisle Property Management Carmon Suldarrisga	Bownsville Transit Village II	Brownsville Village II, Ltd		RFP2009-04/2009-056%	Міаті-Вяде	21,768,500 00	3rd	FHDCFHFC	TCEP - Ower \$7.50 Liste fee the Failure to subows 2015 Auduled Financials and SR-1 form to \$22,2016. Failure to submit 2014 and 2015 Audiled Financials and SR-1 form. Late fee invoice sent out on \$10,2016.
	East Village Dida Ehlinger Apartments	Enlinger Aparlments, Ltd	Ehlinger Apartments, Ltd., CDG Ehlinger Apartments, L. L. C. BBC EHLINGER APARIMENTS, INC		Broward	6,275,000 00	4 th	SN4G FHEC	TCEP - Owes 5750 tate Sci for Failure to nations 2015 Apolitics Francisch and SR-1 Serm by \$-27016 Failure to submit 2014 and 2015 Apolitics Françoists and SR-1 Serm. Late See involvement out on 5:10/2016.
	Eveneti Stevent_St Villings			RFP2009-04/2009-040X	Miame-Dade	21.768,500 00	4th	SHFF-DM2	TCEP - Once \$250 late fee for Fariotic to submit 2015 Audited Financia's and SR-1 form by 57:7016, Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice and out or \$10-2016.
	Metro Apartmenia (The Beason)	Ark Development/Overtown L LLC Liz Wong		RFP2009-04:200\$-058X	Miemi-Dude	20.655.000 00	3rd	SMG-FHFC	TCEP - Ower \$239 late See for Failure to submit 2013 Audited Financials and \$3-1 form by \$2,2016. Failure to pubmit 2014 and 2013 Audited Financials and \$8-1 form Late Recipience sent and on \$10,0016
CZDO Huming Development Corp. Al Grina	Triple Oukr II 3/k/4 Omego Villar	Omega Vulus Apts , a division of CEDO Housing Dev Corp	CEDO Housing Development Corporation; James Palmer, Inez Holl; Robert Green; Willie Major Jackson; Jerome Showers, Marilyn Anderson	SAIL 2000S-107	Gudellet	\$2,490.000	Second	FHPC	SAIL - ONES 2008 SAIL interest i a p \$80,688 due 12/3/497, ones 20/4 SAIL interest and \$31,04.95 due 12/3/1/2, ones 20/13 SAIL interest valo \$21,876, ones 21/4 SAIL interest valo \$22,876 ones 21/4 SAIL interest valo \$22,878 (and see 21/4 SAIL interest valo \$23,878 ones 21/4 SAIL interest valo \$15,679 ones 21/4 SAIL interest valo \$15,679 ones 21/4 SAIL interest valo \$15,679 ones 21/4 SAIL interest valo \$25,091 ones 21/4 SAIL interest valo \$25,091 ones 21/4 SAIL interest valo
Community Housing Initiative Trust, Inc. Nicole Teapsnny	Willaw Brook Village	Community Housing Intellige Truth, Inc	Community Housing Initiative Trust, Inc	SAIL 1996S-003	Вг¢чвг 4	54,348,648	Fied	ACS/3A	SAIL - Lash nutured 4:17:42. Between's request for least extension and medification approved the October 30, 2014 FHFC Board meeting and document modulication is in progless.
Complete Property Development Company Joseph Crossen	Vista Del i-ago	Vigta Del Lago, Limited Partnership	Vista Dei Lago Development Corp; Joseph F Chasten: Lyle Howland	SAJI, (995S-011 HC 1996L-007	Palro Beach	5600,000 N/A	Second N/A	FHDC	SAIL - Per statements received from the bostomer through 3.31 16, RR deposits are past due approximately \$1,179. Lest email to Boscower sent 4/14/16.
Cornerstone Group Development LLC Mara Mades	Villa Capit Phase III	Villa Capo III Aesveratos, Lid	Registered Agents of FL, LLC; Cornerston, Villa Capri III LLC	RFP 2010-031X/2009-310C	Collies	14,582,575 00	2nd	SMG/PHFC	TCEP - Over \$250 late fee for Patture to robmit 2015 Audited Financials and SR-1 facts by \$2,2016. Failure to submit 2015 Audited Financials and SR-1 form Julia fee revolve front old or \$10,2016.
East Little Hereau Community Development Corporation Anda T Rodriguez-Tepota	Rio Towers	East Little Havina Community Devalopment Cetyoration	Anta T Rednguez-Tejera, Wiltedo Gort, Floreptico Almeida, Yunia Segura	NC (480P-491	Miami-Dade	N/A	N/A	FHFC	FIG Ower FHPC HC compliance monitoring tees to so \$6,750. List confacted the Distributes on 22,2016
Elderly Housing Development and Operations Corporation Steve Probable	Mildred & Claude Popper Towers	EHDOC Pepper Towers, LP	EHDOC Pepper Towers, LP ("Applicant"), EHDOC Pepper Tawars Charitable Corporation ("General Pattert"), Elderly Homing Development and Operations Corporation ("EHDOC", and Steve Proteils, an Individual ("Guaranturs")	REP2010-04/2009-0926/2010- 026CX/2011-007CX	Maru-Dade	2,300,000 00	2nd	АСЅ/FИЕС	FCEF - Owers \$350 late See for Failure to submit 2015 Audited Financials and SR-1 form his \$2 2016 Pailure to submit 2015 Audited Financials and SR-1 form Late fee invasce sent out or \$100,2016
Florida Housing Affordability, Inc. Joseph J. Savino	Three Fountains	Floods Housing Affordability, Inc	Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Онсоода	NA.	NA .	FHDC	FDX: - Over FIGE Administration Fess 1's's \$25,369.96, including \$12,034.16 for a prior year Owner indicated they could not pay and FHFC indiffed services to come monitoring on \$220.15
Florida Low Income Housing Associates, Inc. July Reed	Magnolin Village	Acroncintes, Inc	Floods Low Income Housing Associates, Iou	HOME 2003-006H	Citrus	\$2,931,VW	Setund	\$MÖ	IKME - Past due het May Tail energy payment riou \$3,688 99 und Replacement Reserve entre payment in the amount of \$833.34 that were due 5.10-10
	Nature Walk	Ponds Law Income House, Acuteistes, Inc.	Flenda Low Income Housing Associates, Inc	ROME 2005-DUBH	Citrus	\$4,320,000	Second	SMG	HONE: Part due to: May Tell exercit payment in the arrevent of \$4,091.55 and Replacement Reserve corrors payment in the arrestint of \$1,041.67 that were due \$10.16.

					PHFC Pust Due Report - ns of 05/11/2016	12016			
Bevrioper/Copiler	Frejett Same	Owner Enhity			Сошту	Original Loan Ameens	Lza-Pautiton	Servicent Trains	Comments
Purids Low Income flowing Associates, Inc., cont. kritherd	Pethanise Gundenn	Florida Luw Income Housing Florida Low Insome Housing Amocustes, Inc		HOME 2006-017E	Marion	\$8.501.83	Scenn	OMS	HOME: - Part due for May Tâl samm payment in lie aecond of \$12.454 at 1 ao Replacement Remitse excess payment in the absolut of \$2.400.00 that were due 5/10/16
Guidenrule Hussing and CDC, Jou. Cynthe Samilton-Smith	Caleman Eriztes	Guidearde Novemp and CDC. Inc.	Galdennie Hoverng and CDC, Inc.	PLP DUS-ING	Seminote	\$93,700	First	PHECSA	PLP - Loan maltined on 9.30-11. Addition of January 1996, 447-12. Demand offer sectional tible, 144- acti 4.70-16.
Grace and Traft Commissify Devrlopment Bubby Engere & Johnson	Graz Mason	Grace and Truth Continuesty Development	Bishop Bugase M. Bishop, Alonda Anderson, Regurald Ansley; Cassiya Lawe, William Dames, Gishop Fired Rown	PCP 3007-142	Queal	\$750,000	Fint	HECSA	PLP - Roan calaned on 6.19.14. Demand letter lieht noathlev, last sent 4:29:16. Annount dravin 1669,989.40
H.A. N.D.S. of Central Fluench Juli Muker polda	Lancator Villas	Beuring & Neighborhood Development Services of Central Florids Int	Housing & Neighborhood Development Services of Central Fluttide, Inc	HOME 1956ER-415	Onsings	5964.419	Second	ACS	HOME: 2013 HOME Late Fee \$500 bis Failure to provide SR-1. Centesponden.en sant "11-14 SCO14, 90(10)4; 10(2)4; 1(7)(4; 1(2)35)3 de 10(2)(5) Cheveloper: Encle Bassoc tentinal) hat relicated that they were risting to got this like. Project will remain on Peer Duc Report utility abused to EMPC that are act to wante for
Heads for Humber, I've	Crewsord Singer	Hands for Hottes, Inc	Billy O ferding Cambyo A. Jenkrer, Stave Blake	HOYE 1889HE'90	Ozcaola	198 (055	. (cat	FHPC	SHOWE - Own permanent to a servicing the and suc textonians \$525 or
Harris Group, Inc.	Liberty Center II	Liberry Capter IL Ltd	o, IL law . Codby \$	SP50+660 TVS	Duval	\$1,429,329	£irst	FHDC	SAIL-Ower I monthly principal parament is an \$4,132 1" due 2 1-16 Remoder painte with 5 5 is
Herstepe Pariners Group, Ioc	Royal Palm Laker	Royal Palm Laher, Litt	ge Pathydre Group C, Inc	SAIL 19955-030 HC 19961-010	िर्मात विटब्टी	\$389.545 NUA	Second	FIDCSA	SALL - Loan metures 6:20-12 Domand level last son 4:20-16
Housing Enterprises of Fort Landerdak Inc. Tim English	Dr Kennedy Humes	Dr. Kennoody Homes, Ltd		2292010-04-2009-1440/2019- 0290X/2011-019CX	Boward	60 ponerános	λγ	SARADINS	YCEP - Ower \$270 Lish fire for Finituring ropephit 2015 Audison Shanesast and SR-1 done by \$2-2016 Pallure to submit 2015 Audited Espateller and SR-1 John. Late for Invoice sent out on \$10-2016
Huming Independence, Inc. Debbus Schaibly	Independence Village I	Sieueing Independence, Inc.	irdependence Village I Apartizenta	NDIC-AHOF	Hillsberough	×	¥	SHEX	PDIC - Part due services then \$1.339 00 . The owners have rebured to pay their likes and we have observed manifolding to eliminate fibline fees. Last combated the horizoner on \$25/12.
indicatemen Non-Profit founding lac Derne, M. Camall	El Note Sol Gudena	Okecchobec Non-Profit Footing, Inc	Frank Williamton, N., Brocads Frenz, Sid Extudia, Juan Carria: Sinda Shanke, Bhanke, Bhanke, Alexander, Chanka Oopmas, Jerzie Visiquez, Sv., Sriter Angels Oppus, Visierta Villapondo	HOWE - 2001-429H	Okspechnibes	5973,500	Şetond	ғндж	PQDME - Statements taceried through 3/9/1/6 critical failure of tentopret to remain Antomorphis Aborth elective deponse in approximate amount of 91/206 cach for a total date of 91/400. Last search and to Borrower 4/21/1/6.
Jastice Cuy Apartments, LLC Benjaton Malfah	Jamur Ca)	Read Property Group	Ruban Woll	HE 1994L463	College	NA	×,	FHPC	SC - Over PIPC 2016 HC compliance manifolding loss i a u \$1,169. Less contactes the Bothster on 25'16.
Genzings & exb-pracest Gorp. Aprix M. Wallace	Eden Park at Inproduced	Алянер Селя однем Согр	ferrissial Attretates, Ltd., tronwood partners, Inc., Ironwood Attreta, Inc., Ironwood Attretates, Inc., McC Bornd Warchweing, LtC., Mulland Special Lanited Parines, Inc., Anna M Wallace, Edward L. Jennings, M	SAR 2004-4078	Alachu	51,000,000	Secolar	\$540	NAB.—Pint Drec (vol. \$8.659 (0) for 2007 NAB. Increased use \$1.108 Lada, extage vols. \$437.95 on \$9.5186 date immediately. Seet compating to Associate Vision (8 or presents status Paul Ode (2011) \$430. other cat (sizo \$ 3.1897 00 date to \$231412 or addition) to the lade permanel charges use \$194.35 date immediately. Seet Required for update on 11/12/15, 12/22/15, 2/13/16, and 4/4/16
JJR Apartments LLC Joel Reve	Teal Points	JA Aparlments, 11,0	JR Apartments, LLC; Joel Reyer, Xurrauts Reyer, Joelah Reyes	PLOCERTOS: ENOH	Massw-Dade	\$1,000,000	First	SidX.	RIDME - Owes 2 monthly earning navments of 56.821.18 each due 3-71.16 & 4-25-16. Past disc and reminder nations are country. Lat sect. 5/5/16.
Lot al Communitarity Housing Corporation Patrica Weber	Oak Radge Halaina	Out Aidge Extrem 21.C	PHO-NAX LCHC-NOX LCHC, and Louis Woltson III, Michael D Wohl, David O. Deutch, and Mischell M. Finedman	#4 (KE-39) (A-0-2025-) 71 (C-2016-) 43 (C) (C-2811-423 C) 43 (C) (C-2811-423 C) 43 (C)	Prodlas	3,190,000 00	K/A	EHDC:7MFG	TCEP - Ones \$550 Lee for failure fa mobiled 2015 Audited Fritabelula and SN-1 form by \$223016 Failure to submit 2015 Audited Fritabelula and SN-1 form Lule for invoice seet and us. \$1,000.06
Malat - Ca Service, LLC	Ivy Chase - Hudgon	Maint - Co Services, LLC	വെ W Centa+ John M ഫ്യേഷ	HC 1893L-086	Page 9	V _C N	V/N	E XIEC	社C - Ower FTO'S HC compliance manifunity best way \$3,130 List ventocal the owner on 2.5-70(6. In Meredoner 2100 entities)
Mines Search Community Development Corp. Beative Comes-Baltumo	Mandan Hace (file Simbotch Place)	Mura Beach Community Development Corporation, Inc	Marri Brach Commans; Development Corporation, Inc Beatra Corporable Science, Jose Beatra Carnos Babetto, Jose Johnson Also Mall; Ellern Reilly, Densa Rusa	DEMÓ 200FOL-006HL	Mirette-Dade	900,000,118	Second	SAFE	DEMO - Does replacement reserves (at 2013) and \$55,000. Received 0.00 ft. 13. Monthly disjoints (\$13,44) should have been algorithd into the replacement reserve account beginning \$20(3). Bourwest has admissed been fall the mixing absorption tower the spotters of hill objection of the object of the state of the spotters of the object of the state of the spotters of
	The Alica	MECING The Alben LLC	Mann Baselt Community Development Corporation, Inc.; Beatris Connece Barberts, Alan Kali, Beatris Gunther, Cornell Crews, to Automotivers, Tarins Shellinan	EHCL 2008E-003	Mi-ent-Dade	\$150,000	T th ry	FADC	EMCL - Ower \$10 552 joins a 5% time charge of \$559 20 for the normal EMCL endoing fined the \$931413. But due and remander notices and mouthly, list sent \$551.6.

					THÝC				
Developes/Conduct	Property Name	Owner Earlier		Funding Soutze(s)	County 0	Original Lass Amount	Liso-Pasition	Services Trustee	CommeoN
Miami Bash Community Development Corp., cont. Besture: Coence-Batherio	VIII v Muria Apts	Musta Brack Community Desciopment Corporation, Inc	Mainti Beach Couprinity Mainti Beach Couprinity Development Corporation, Inc.; Bestizz Comma-Barberio. Jeck Johnson: Alan Hall: Elecn Reilly. Denis Rass	SHADE TOO-DOSENSH	Miame-Dude	25 ordino	\$çeza (s.l.	FAFC	SP(AD)* - Owen to placement leads were now \$56, 189 Julius vol 12.31 ; 5
Mount Shoi Medical Center of FL, Inc Angel Palin	Lonenstein Ballding Workforce	Mount State Medical Center	Soneweich: Amold lex Meddez; Wayne	CWHIP 2007-022W	Margar-Doda	\$3,265.600	Second	FHIX	CWHD - Owk 1015 CWHD services from vs \$11,599 due 4 Juli6 Reminder nother west \$24.16, 4:19:16 & pair due motice west 5:5:16
Mt. Curroel Gardens, for Caswell Smith - SPM	Kaunt Come! Gardens	M: Carmel Gordens, Inc. 1	Mt Carniel Gardens, Inc.	EHC1 1997-4102	Duval	\$197,199	Speani	ACS/SA	ERCL - Loan indiused 8.2172015 - Boyrowey avasied see witnidate on RFA and his completed credit and exercising and moving to change. The EECL from will be paid all at doorse of the new dashes.
Naple Leved Housing Associates II, ILLP Airtuad E. Brichman	Vihisters Ceren	Naples Leased Hounng Associates II. LLLP	IPI Comunumibres, LLC; John Cochett; Hugh Jacobs	HOME 1999-076H	Coller	\$2,542,000	Second	FHDC	NACME: Statements received Strongth 3.31 if it reflect failure of Browness in ream flebrance and March reconsularpears or are 1st molegage belifier in approximate amunical SET, 355 seed for a local of 35.3 if it Samerbook show NR, Organics are due for February and Maueri in approximate amount of \$2.300 each, for a violation of \$5.600. Email tent to Bournwar 533.66.
Soythan Development USA LP Pickand L. Haggins	Remaissance Frenzeve Place II	Remissance Prosure (I).	Remissance Preserve M. I.I.L.P., Montar Remissiance Perserve Family II fin. Remissiance Perserve III. I.G., Nordar Development U.S.A., L.P., Resupasson Perserve Development, I.I.C. and Riichard Higgins	RFP5/1044/309-13:CC2010- 927CW7011-408CX	Tree	2,995,tx00.00	314	FHDC/SHFC	TCEP - Ower \$256 laje 6ce for Festure to submit 2015 Audited Financials and 5R-1 John by \$2,2466. Failure in mineral 2015 Audited Financials and 5R-1 John 15ac for involve setti out on \$1000000.
	Sunrize Park Agartmenis	Suntide Perk Phase 1, 1 id	Sunrise Park Phase I, Ltd., Norskar Sunrise Park I, Inc., LWHA Sunrise Park Phase I, LLC. Norskar Development USA, LP. LWHA Development, LLC and Richard Fugsion	8F970104442099-153C2010- 023CX/2011-003CX	P olk	3,400,720 00	Put	FHDC/PH [©] C	TCET** Ower \$5.95 lade zee too Failuse to submid 2015 Audited Financiata and 5%-1 toom by 52-2016 Failure to submid 2015 Audited Financiaté and 5%-1 form Late for Utvolce was out on 51902016
Nords Platife Educational Development Corp Caulon Find	Carner Oaku	North Florida Educational Development Curp.	lorida Educational ment Corp., Carolyn Ford; Viggins McGrill: Ora Green; e Levai: Sanh Figgers, thomes: Elvelie Merjivar	SAIL (9985-049	Gndgdegn	\$1,430 000	First	FHEC/SA	[944] A. Lium instancial 2015. [3] Demonal lettat seal recycley, Lui and 42/94 (6 pm. 10.2506; STEPC) [pmd. 2007 for find site for silicit property view 2018.023.8 if Pmillum is unlamped 2009-2004 Aughent Francisco al Southernest and SALL Curit Flore Repairing Forms: Once \$500. SALL Law String Flore 1000/12013 (2 pm. 1004-1004). Searching for pint for silicit property (2 pm. 1004-1004). Physical Chem. 1004-1004.15 Searching length in \$2.650-722.9 juli white subgreen \$12.510-32.0 (2). 2016 (anobide constraint debut constraint for physical Chem. 1004-1004. Searching constraint for February 2016, March 2016, April 2016, april 2016, and 3469-2016 (and 3566) for per menth.
Northwest Properties I, Ltd Tam English	Northeeds)	Northwest Propertion L LVd.		RFP3009-04:2009-057X	Broward	18,232,590 00	361	SMOVEHIC	TCEPF - Ones 3230 late tes fair Failuit to subset 2015 Ambled Fenancia's and SR-1. Erm by \$2-2106 Value: as submit 2015 Ambled Financials and SR-1 form Late fee invoice tent out on \$4-00006.
Northwest Properties III, 4/ld	Signifywydi Gardeni ID	Northwest Gattern III, 11d		845570-04 \$010-14/2009-145C:2019-	Eroward	6,275,000 00	3rd.	SMG/PIÆC	TGEP - Obex 230 late for for Pather to rehmat 2015 Audie to Tropanals and Sfel some to: \$-24016 Vallet to submit 2014 and 2015 Audited Financials and Sfel form Late for involve some out on \$11(20)6
Orah Leand Homby Carporation, for Brunneli Butand	Magadia Wdt D	Majoshe Walk Aguitments Q. List	Magnoli a Walk Apartments II, Inc : Brownell Barnard: Howard L Ounts, Gwendalyn E Dawson, Denise Leavingt. Eddye Beard; Rose Jenkins; Elnote Mitchell; Anna Thomas	HC 2002C⊁159	Marion	YA; 000 3001 5	Second N/A	S14DC.	SAIL - TAI ranne deprets we pain dux approximately \$3,600 through 3.31-16. Let intended thank 42.1/2016
Orlands Lented Housing Assectistic I. CF Kyan Lunderhy	Nazza Bey I	Ottande Leased Horisons	TPI Communities, LLC: John Corbett; Hugh Iscobs	\$41 51 55 2010-16-13	Orange	33,825,000	Second	FHDC	SAIL - Over 2015 SAIL ELI termet her of \$8 568 65 doe 4 2016. Reminder return med 3/20/16, 4/10/16 at paul doe contag tent 5/5/16.
	Name Say II	Kanscialte I, LP		SAIL ELIRPP 2010-16-81	Omoge	CAND DOS'ES	Scrond	FHDC	SALL + Owes 2015 SALL ELI worker feet of \$1,000 ft doe 430/16. Remoder notions mail 2/28/16, 4.19.16.4 past due notice tent 5/5/15.
October Decisions: LLC Seen Gropezza	թեցքու Valtajas	Overness Developer, LLC/Wandower Group	d Partnerskep. C. Greeness I.G. Orupeza, outbasi I.	1008-2160 2009-2160 2010-0210X 2011-0020X	Мапос	\$2,4\$0,000	Second	SMG	TCIET: Part due for Mar 188 entros proment to 3 \$16 002 54 and Replacement Science entrose payment judo \$1 261 75 that were due \$110 16
Pacifica Edisto Lake, LLC Angle Desposit	E lists Laket	Pasifica Educto Lake, LLC	Ashok Istani, Despak Istani	SAIL 1994 -0248 HC 1995L-006	lœ	\$3,681,642	N'A A'A	2000	SAIL - Over 3/15 SAIL were per feet of \$300 due 430 fd. Remonder notices and 3/3/16, 4/15/16 & part due notice and 5/5/16

TCEP - Open ST-59 let's Get for Failute to automatrick 2015 SNe1 form by \$-2">2516 Failute to submat the 2015 SNe1 form Late fee invoice gent out an \$-10">2016	Supply Su	Znd	5)65,000.00	Graye	XFF2010-04 2010-14-2009-240C	SAS Forntains at Pecking Plate, Ltd. SAS Fountains at Pecking Park I Managers, LLC, and Southers Autorubik Secrees, ine	SAS Fountains at Pershage Park Ltd	The Federlates at Petriboly Park	Stutibers Affard, slide Services for South Clark
SALL - Failure to resus parment for 2015 servicing base time \$ 9.729.46 due as off-13 fd, remarked sent 3/3216 and 3/3116		Şerond	\$2,417,725	Уе́шяз	SAII 19940728			New Hope Villas of Sessila	Sevilir Farm Family Mousting Association, Inc. Shelly Magaiski
PROME: A soan protected 41116 HONE has warneith in programmer to be settlewhered and recovered to an assertating hom. Under so view by greatt conference and testing of instructured to an product, final recover-detectation by FFPC.	os (4) VS-DyG	First	\$3,312,677	Musmu-Dade	HOME 1955HR-ODM	Spical Card Living Assistance Development, Inc	Spend Cord Living Assistance Development, the	Purk Place	SCIAD Podra Rodrigues
PLP - Loan matitured on ? (1 14 Dermand Kitst wird zwertby has son 4-29 10 Armstell daten is \$16,35\$-94	25.0.0.2V	Second	\$615,437	4104	PL2 2017-149	Ridge Winter Flaven Lid , Nathanud (PLP 1007-149 B) ptseag	Ridge Wipher Haven Let	Radgemond Apailments	Side What Hones Ltd. Nichanel Sudoving
SAIL Lawn majured 2:19716. Demand street lost sert 422 16. Ebreuwer zeitstecking, and extension i bequest in vindersenzing. Eer submission to June Board for appaoral.	W VS DOME	Second	00TELES	Ng arch-Dade	\$A.T. 1993-HPR-2001	RMS GP. LLC, Richard P Richman: Krithn M. Miller, David A. Salaman	Herestrad Howing Pathership II, Lid	Sin Shem Villar	Richmen Group Vin did Milfer
ElG - Owne PHEC AC compliance manning sees now \$9,9 %. Less contaced the Bernwer en 2.13016	SHEC SH	Ņķ	XX.	Маписс	HE 1991-452	Castor Cullet, furfin Alboght, Hanr Lukke	Eden Points ELC	Woodbury aks Eden Points	Raffant Group Hane Jude
TESP - Opes \$250 foe feer las Fallute fo exhand 2015 Audited Proposcials and SR-1 librar by \$252066 Paulute to esthemis 2015 Audited Proposcials and SR-1 (tymn 1-alst dec invoice seak ool on \$1002016	S. SHEOWS	:Jed	4,480,000 (0	Brv w 2rd	033C%2011-014CX 3010-14/2090-123C/3010- 837C%2011-014CX	Relance-Progresso Accessics, Ltd., RFP2010-04. Relance-Progresso, L. L. C. Relance Horning Services, L.L.C., 033C5/2011 and Relance Housing Foundation loc.	Reintnes-Progresso Associates, Lid	Progettss Point	Reliance Herating Founds the dix Thornae Rivib
1992 - Part due nervese free 1950 SS 012-45. The sweets have reluced to privide at termod we have unamed monitoring to eliminate future free 1.xxx contacted the burrower on 6/25/12.	FEDC H	ž.	YK	Escanhis	FDIC-NHD's	Real Ketale Manageriaera LLC	VIII Baccelona, I.I.C	Ville Banesima (VBC 1)	
FDIG - that dam services fees (40-55,012-55. The chinain have privated to pay their fees and ne have embed mainlaining to clinicals fibrate fees: 2-art contacted the battovertion \$725/12.	FIEC FI	Ϋ́	XX	Establis	EDIC-VIDA	Real Estate Management, LLC	⊔oyd Home. I.i.⊆	Llovd House (VBL II)	
FDIG - Part dow entweet leet it he 95.01.3 ds. The owners have rehard to pay that they and we have could manyoring to eliminate filling fees. Last contacted the horrower on 6.35/12.	308	¥	A.K.	Escapithica	FDSC-AGD2	Real Estate Massageroscot, LLC	Selmoni Çardetu, LLC	Beliment Gardens (V&L 1)	Rest Estate Management, LUC Rechard Welle
TC EP - Owne STSU the cet for Partine is submit 2015 Abdinat Financial and SR-1 form on V2DH6 Falling to submit 2014 and 2015 Abdited Financials and SR-1 form Lafe for structure performs on \$.10-2016.	AN DEHISOCHER	100	3,365,176,00	Polk	SEPTIO-DATEMINISTRATIONS		Websell Famu, Ltd	Wahneta Palme	Raymond James Tax Credit Funds Inc. Statem J. Kropi'
CAIL - Past the for May Replacement Remove excess publication is and \$2,750,000 that some time. So the 10	S OMS	Second	\$2.061,055	Manu-Dask	SAIL 2001-036S	SOAH Cules Manor, LEC, Preservation of Affordable Haveing, LLC	The marking of Adordable	Cullyr Manor	Preservation of Affordable Hunsing, for Annua Germania
SAIL - Ower 1019 SAIL zernece less of 55,975 day 430-16. Retainber notines and 3014-19. 419746 di pay due onlice sent 5/5/16	PiDC S	٠.	\$1,5-90,000	Panco	SAIL 1994-0348	Nanonal Church Rendencer of New Post Richey, Inc. Faul W Eteomóció Steve Budhar, Jolia Ernisane, Michelle Norne, Tanvo Kim Hahn, Joseph Kastreg	Presdytteen Homes of Pasco NPB, Lid	The Landrage of St Andrew	Prodytrika Hamir of Pacco NPR, Ltd. Denna Zacharis
2004; - Plut dier getrach fest also \$16.692.28 Enviole end 7.13 to Remainte Seduie gend 3.5644; PhilDing Notice annial (17314, 3/5); 4, and 7723/14 Removed from MOU on 11/24/14 and we have caused commonlying.	\$400C	Š.	ĄK	Brevand	EDICYDA.	letlety W. Wellz, Testaporti W. Wella	Prince Alpartments of Palor Day, LLC	Nones	Pince Apartments of Palm Bay, LLC letter, W. Wells
SALL - Veal Use has Described & Januar's monthly perpentia to it in an Impage. Plans of Count's HEA. bond serviced by Wolfer & Domlin Jr. Fer round to If 101, 50 hom manage-innel company their have been norticated to common monting mortgange portractif for test of finding 2,221.5 - received only of first lendar officials moltice whole 102.71.5 293.15 - each about on ID wouth of Chanan Covanant, and to believe to 2,121.5 embladed for Londer out BOROD heating of out ophic's to the good our amount 46.73 apples with Int E-mater abortery connecting why oil george vaccounts had seen account to 156 adhesed this was clear as part of the intelligent of fer instances and account to the control to 156 adhesed this was clear as part of the intelligent of fer instances and the City. Florids was taken to 156 adhesed this was clear as part of the intelligent of fer instances and the City. Florids was taken to 156 adhesed this was clear as part of the intelligent of fer instances and the City of the 156 adhesed this processing the proposal processing Maximum and Complaint 156 adhesed this processing the proposal processing the state of the 156 adhesed this processing the proposal processing the 156 adhesed the processing that the processing the processing the processing the 156 adhesed to the processing the processing the processing the processing the 156 adhesed to the processing the processing the processing the processing the processing the 156 adhesed to the processing the p	8 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Scoped	22 0004,5000	7382	enverted mor	Park Rockey Ayammendo L. L. «CREE Richey, Anadements Inc. — A. Wignie Riche, Hudson Housing Tex Credit Fund IV, LP. Hudson S.LP. U.C.	Doc UNRIDINGED	CAN, Notice and Register Fales	Para Makay Devingment, Inc. Thomas Teorophica
A SHELLER & SHAP	Ä	Annual actions	And Personal Property and Personal Property and Personal Property and Personal Perso	count	and an extended	pe)		7	
	Candari Touris	T and Marketon	1/2016	Past Das Report - us of 05/11/2016	Pust Du	A Ilitate/Place/al	The part Facility	Property Name	Paralla medifferent
				ЗЯНЕ					

				Pust	FHFC Due Report - as of 05/1	1/2016			
Devrán per/Contacé	Property Name	Onter Entity	Affiliate/Piosocial Browliciary/Principal	Funding Source(y)	Compty	Original Lean Amount	Lieo-Pasidon	Servicen/ Trastee	Custiments
Southport Development, Inc. Paler Leach	Georgia Azmi	SPGA Apartments, LLC	SP GA Manager, LLC, SP and MS, LLC, J. David Pager, Michael Malinari, Scott Seckinger	SAIL ELI 2014-1115	Semunote	\$67\$ D00	Thurd	FHDC	SAIL - Ower 2015 SAIL ELEveryoor Just of S1 630 77 doo 4 35/15. Remander twines wint 3/24/16, 4/19/16 & part due notice sent 5/5/16
Southpurt Financial Services, Inc. Pater H. Leach	Juhnsut-Keppeth Court (Silver Oaks)	SP Johnson Renneth Court LP	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GP, Inc., and J. David Page individually	RFP2010-04/3010-015CX	Hillsborough	4,95U,UOD UU	2nd	FMDC/FHFC	TCEP - Ower \$250 type has for Failure to submit 2015 Apatrol Financials and \$R-1 form by \$250016 Follows to submit 2015 Audited Financials and \$R-1 form Lets for invoice sent out on \$-10,2016
St. Glirs Menue, loc , Brian Trimble	St. Giles Manys	St. Coles Makes, Inc., Jiang Mills Knee	Tumble, Brixn, Mrss, Donna, Wesse, Best: Lofgren, Gene; Lemon, Daniel	RFP2009-04/2005-039X	Pinellas	12,638,965 00	2nd	smg-f4FC	TCEP - Owes \$750 lake Sec for Failure to submit 2015 Audited Financials and SR-1 form to 5 2 2016 Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on \$10,2016.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St Thomas Properties, LLC	Daniel Gestrice	HC 1992L-058	Füll sborough	N/A	N/A	FIFC	MC - Owes PHFC HC compliance monitoring totals are \$6,100. Last contacted the Borrowel on 2,5/16
Starwand Property Tarust, Inc Ryan Comistry	Wellvales	SPI WAH Welledey, LLC	Starwood Property Trust. Inc	SAIL 2002-1 (2BS	Orange	\$2,000,000	Second	ACS	SAIL Assumption 13 2015 - New little lien actively bounded with HFF (12 30 2015). Convertailmen with HFF indicate their does do not require accrowing for instance. HFF is receasible in the possibility of collecting instance extrave that indicated a mode Causen of their day to necessary. Most recent systate from HFF (34172016), upon respect from Sanword Locuments not being excited as solicated in transacted that instance systale state being evillected with the April installment. Will compare HFF deposit requirezents with FSPC requirements to nature adequacy. SHCUNITIZED - new retrieved in photos of boarding - pronting excites in might set dolermine frainding.
	Wextlund	SPT WAH Westiond, LLC	Starwood Property Triest, fre	SAIL 2002-1198\$	Mileborough	\$2 000,000	Scrubil	ACS	SAIL Assumption 13 2015 - New first firm autively bounded with HFF (£2.36.2015). Convertableat with HFF indicate their does do not equitir decrowing for insurance. HFF is presenting the possibility of coeffecting measures exerce but influented a modification of their doc may be necessary. Most recent update from HFF (3:17.2016) upon neguest from Shawood, documents are being revised to collect fer insurance. SEF indicated that insurance should start being collected with the Apol installment. Will compare the deposit sequencements with FHFC tempurements to detailed adequacy. SECUNTICERD - new services in pascess of bearding - panding exclusive Maybris to determine formation.
	Wraspening Woode	SFT WAIN Whatpraing Woods, LLC	Starwood Property Trust, Inc	RFP 2013-04-17	St Johna	\$2,475,000	Seeppall	ACS	SAIL Arromption 11 2013 - New perties actively bounded with HPF (12 De 2015). Conversations with HPF indicate their does do not require actioning for insurance. HPF is recaraching the possibility of collection, instruction extract for invalidation and financial of mobilities and of the state and easy to necessary. Most recent appliate from HPF (C1772016) upon request from Starwood, documents are being cevized to collect for insurance. HPF indicated that injurance about distal being collected with the April Installment. Will compare the deposit requirements with FPEC sequirements to ensure adequacy. SECUNITIZED - new services in process of boarding - pending set, we admission to determine defining.
	Wilmengton	SPT WAH Wilmington LLC	Starward Property Trust. Inc	SAL 2001-9765 2012-04-18	Polk	51,500,000 32,475,300	Second Third	ACS	SAIL Assumption 11 2015 - New birt film autively bearded with HFF (12 39 2015) Convergations with HFF indicate their does do not require entrowing for insurance. HFF is received by the possibility of collecting insurance amone but indicated a modification of their decision by the necessary. Most recent update from HFF (3172015) upon retired from Sterwood, documents are being revised to collect for insurance. HFF solucited that insurance should state being collected with the April installment. Will compare HFF deposit requirements with PTIC requirements for the modification of the HFF (3172015) upon process of boarding - pending environments are but the modification.
	Windchase	SET WAR Windchase LLC	Starwood Property Trust, Inc	RFP 2310-16-14	Semicole	\$4,875,000	Second	ACS	SAIL Assumption 11.2015 - New first lien actively bounded with PEF 11.2.00 2015). Convensions with HEF indicate their dues do not require exerciving for insurance. HEF is manufactured by population of their document of the population of their documents are populated from HEF (2/17/2016) again require from Stamwood documents are being revised to collection insurance. HEF indicated that instances about data being reflected with the April installment. Will compare HEF deposit requirements with PEFPC requirements to critical addresses SECURITIZED - new navious in process of boarding a pending excess and the second and
Urban League of Grenter Milatol T Willard Feir	M&M Mpison II	Urban League of Greater Miami	T Willard Fair	SAIL 93-FRR-004. HC 94L-063	Musmi-Dade	\$160,000 90	Ind	FHEC	HC - Ower FHEC 2016 HC compliance modificing lies i a v \$1,050. Last contacted the Borrows on 2/5/16
Westyide Ministries, Inc. Willie Jockson	Lundy-Cox Community	Westside Ministries, Inc	Westside Ministries, Ltd. Willie Jackson, Jerome Sunders Getald Jones, Lonnie Stewart, Charles Spencer	₹[.> 2003-126	Dirval	030,002	Second	FHFC-5A	PLP - Lean metured 7/23/12 Amount drawn is \$159.055.75 Domand latter sent monthly, last son 3/29/16
Viece-112 Homesicad Units, LLC Vamul Vidios	River shall: II	Yeah International: Yeah- 112 Units Homesteed Investment LLC	Yamal Yidios: Hugo Coscavits	HC 1992-0195	Машта-Dade	N/A 5770 000	N/A	FHFC/FHDC	HE. Once PIGE 2016 HC compliance mustiving less that \$75 Less contented the Bosovier of 25/16 SAIL - Owes 2015 SAIL sorvicer less of \$269 50 due 4/30/16 Remander notices xent 3/28/16. 4/19/16 & past due notice sent 5/5/16

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				Foreclosure Report						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/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
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Quval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
American Opportunity for Housing, Inc.	Dovetall Villas II	American Opportunity for Housing, Inc.	AOH-Dovetañ Villas LLC	93 L-004	Orange	Ŋa	па		na	10/15/14
Bay Equity Investments, Inc. Ronnie H. Adams	Magnolia Pointe	BAY EQUITY INVESTMENTS, INC.		HC / HOME	Bay	\$625,000		First Housing	\$480 ,903	10/06/15
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Seach	\$2,550,000	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	Firet	Seltzer Management/ Wells Fargo		D5/10/10
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.	Altantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	199D-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	19871001	Duval	\$179,74B	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870, 701	First	First Housing		08/25/09
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMR8/2001-5630C	Manatee		First			01/02/14

				FHFC			_			
				Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Forectosure Completed / Loan Charged Off
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09
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. <u>a.</u>	n.a	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500,000.00	2nd	AmeriNational		
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996\$-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Du val	\$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	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 Miaml Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034\$	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 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

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				Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$365,881	-	Seitzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hilisborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempls	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	12/15/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avaion Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthome Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villes	John D. Carver, Jr.	inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
John M. Curtis	Ivy Chase Apartments	John M. Curtis		93L-086	Pasco	n.a.	n.a.	Seltzer		
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 VIIIas 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

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				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	Llen- 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	Şeltzer 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 Kinsev	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 Viltas	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	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	Piceme	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Ravenwood Apartments, LLC	Ravenwood	Ravenwood Apartments, LLC		98-001S	Duval	\$2,500,000.00	1st	AmeriNational		
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia	Refiance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/05/08
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 as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Priπcip at	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	Fìrst	First Housing		1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		90L-069	Palm Beach	n.a.	n.a.	Rural Development		
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575.000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Cartisle 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	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	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M, Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhite 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 Beneficlary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Bonita Springs Area Housing Development Corporation	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	Fiorida 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	4/1 7/2015
Gatehouse Group Marc S. Ptonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable H	2006-093\$	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	96-0018		\$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

				FHFC Short Sale Report as of 05/11/2016		_				
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	95S-044	_	\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summersat 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	ÜDC-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 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 1996-030\$		\$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-D60S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

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

			(FHFC Other Writeoff Report as of 05/11/2016	t					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Ope-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes; No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000			\$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)	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

COMPOSITE EXHIBIT G

From:

Liz Wong < lwong@apcommunities.com>

Sent:

Friday, July 01, 2016 1:04 PM Kenneth Naylor; Donna Blanton

To: Cc:

Laureen McElroy

Subject:

FW: FW: New Contact - Carlisle Properties

FYi

From: Kenny Derrickson [mailto:Kenny.Derrickson@floridahousing.org]

Sent: Friday, July 01, 2016 1:02 PM

To: Liz Wong < lwong@apcommunities.com>; Laura Cox < Laura.Cox@floridahousing.org>

Cc: Janet Peterson < Janet. Peterson@floridahousing.org>; FHFCAssetMgt < FHFCAssetMgt@floridahousing.org>

Subject: RE: FW: New Contact - Carlisle Properties

We are working on this now.

From: Liz Wong [mailto:lwong@apcommunities.com]

Sent: Friday, July 01, 2016 12:04 PM

To: Laura Cox < Laura.Cox@floridahousing.org>

Cc: Janet Peterson < Janet.Peterson@floridahousing.org >; FHFCAssetMgt < FHFCAssetMgt@floridahousing.org >; Kenny

Derrickson < Kenny. Derrickson@floridahousing.org > Subject: RE: FW: New Contact - Carlisle Properties

Importance: High

Laura,

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

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

Your assistance with this is very much appreciated.

LIZ WONG

Vice President

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



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

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

To: Jonathan Del Sol < idelsol886@cpmapartments.com >; Kenny Derrickson < Kenny.Derrickson@floridahousing.org > Cc: Liz Wong < lwong@apcommunities.com >; Janet Peterson < Janet.Peterson@floridahousing.org >; FHFCAssetMgt

<FHFCAssetMgt@floridahousing.org>

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

laura.cox@floridahousing.org | p. 850.488.4197 | f. 850.410.2510 Visit our website at www.floridahousing.org

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

From: Jonathan Del Sol [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 < lwong@apcommunities.com>

Date: Thu, Jun 18, 2015 at 9:46 AM

Subject: FW: New Contact - Carlisle Properties

To: Jonathan Del Sol <idelsol886@cpmapartments.com>

Cc: "Marilyn Barrera (MBarrera876@cpmapartments.com)" < MBarrera876@cpmapartments.com>

Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.
Let me know if you have been able to contact anyone at FHFC.
Thanks, Liz
From: Liz Wong Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (steve.auger@floridahousing.org) Cc: Kevin Tatreau (kevin.tatreau@floridahousing.org); Laura J. Cox (Laura.Cox@floridahousing.org); Ken Reecy (ken.reecy@floridahousing.org); Brian MeDonough; 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



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ου συστουα'ς	Miami-Date	RE22010-04 2010-14/2009-148/C/2016-	Brownsvalle Village II, LLC;		Hownsville Transit Vilage III Hrownsville Village III, Lid	8200 naville Transit Vülage III, Lid. Brun Myeri
\$1,481,200	Distr	SAIL 1993-HRR-022	D Reid Brannon; Ivan 1 Brasnon	Statuon Group, 1. C. The	The Keys III	
\$1,481,200	Dade	SAJL 1953-HRE-021	ប Reid Brannon; (ខណៈ) Brannon	Brannan Group, L. C., The	The Keys 1 & D	
้ร.นเริมขบบบ	Volugua	RFP2010-64 2010-14/2009-1910/2010- 048CX	Olive Grove Apartments Limited Percensible, Benetisted Olive Grove, LLC and RLI Benetisted LCC, as well as Downlaw Factor and Robert Downlaw Factor and Robert Lovines, Individually		Olive Grove Aparlmonis	Bond Gehl Communities LLC Donald W. Paxtons
\$2,800,000	Seminole	XOP10-014CX XOP10-014CX XGB 420.1			Howell Branch Cove	Albadit Nowing Partners, LLLP Trais Doub
000 051:3	DeSarta	PLP 2005-075	Areadia Elousing All hon ly	Cypresa Senior Village, LLC	Cypress Seniar Village	Arcadia Housing Authority Becky Sue Marker
\$427 000	Escarbis	HOME 1997HR-437	AMR at Pensecolu Îns		Lul,en Howeng	AMR at Pensuals Jim Retus
\$1,577,186	Hardee	SAIL SEP 2008-01-07	Alpha and Omga Freedom		Hinnah Hoise	Alpha and Omege Feredein Ministries Inc. Lamaire Gildepli
\$1 670,000 00	Orange	8AT, 935-013 HC 1994L-006	A/Fordable/Cottus Glen, Ine ; Emily Budger, Kenneth Dixon		Citrus Glas	A Fiordable/Chrus Glen Ken Dawn
YM	Heroando	HC 1990-048	T.f. Fulkerson		Nuibeum: Estates I	Affordable Restly and Housing Curp 7 J. Fulketion
Original Loan Amount	County	Funding Source(s)	A.tilbote/Pipancial Byte/fejacy/Pejacipal		Property Name	Drvt loper/Contact
910201381	PHFC Dut Report - us of 0:	Pdst				
	5.11.2016 51.577,186 51.577,186 51.577,186	######################################	Perit Des Report - as of 35/11/20 Country	Past Dae Report - s. of 03/11/201	Adfilleth: Financial Adfilleth: Financial Finading Struve(e) Pear Den Report - us of 85/17/20	Omnet Entity Additable Ready and It Fulleroom Beautifus Plance Principal Additable Ready and It Fulleroom Beautifus Plance Principal Housing Corp. Laland Enterprises his Builders Often, the ; Emily Southership Brown Brown Alpha and Omnega Foreston Brown Alpha and Omnega Foreston Alpha and Omnega F

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	Plotida Low Income Bausing Associates, fac fell Recal	Florids, Kousing Affordubility, lac Joseph I Savino	Eddrift Meaning Extrelepteract and Operations Copyre then Shere Protection	Rast Little Ravana Community Development Corporation Anta T Rodriguez-Tejern	Cornersione Group Development LLC Main Mudes	Complete Pruperty Development Company Joseph Crosserr	Community Housing Initiative Trust, Inc. Nicole Tempendy	CEDÓ Housing Development Cerry. Al Culm				Carible Property Manugement Carried Soldsmaga	Carlish Development Gwup Claudi a Cotti Chandron Del Sol	Develops of Contract	
Noture Walk	Magnulia Vallage	Three Foundaids	Mildred & Claude Pepper Towarrs	Rio Towers	Villa Capa Phone III	Viels Del Lago	Milon Book Village	Inple Oaks II שעים Omega Wifaa	Metro Apartments (The Bravon)	Evezeti Steman, St. Village	East Village OVa Ehlinger Apartments	Brownsville Transu Village II	Magnolia Crustings	Property Name	
Florids Low Income Housing Associates, Inc. Associates, Inc.	Florida Low Income Housing Association Inc	Florida Housing Allordability, Inc	EHDOC Popper Towars, LP	East Little Havana Constraintly Development Corporation	Valla Cupn III Associates, Urb	Vista Def Lago, Semiled Euroscahip	Community Housing lainative Trust, Inc.	Orregu Villas Apta, a Jivision of CEDO Hausing Dev Corp	Adk Development/Overtown L LLC		Eblinger Apadousett, Lid	ยกงพาแท่ไไซ Village II, L⊠	Ball Ridge II Ltd	Owner Entity	
Florida Low Income Housing Associates, Inc	Partie Law Income Housing Florids Law Income Housing	Ioseph J Savino, Mark E Sturte, Oebra Savino, Kylo M Savino. Aodres M Savino	(*Applienn*); EBDOC Pepper Towers, I.P (*Applienn*); EBDOC Pepper Towers Charlable Octroaceinn (*General Partner"); Bakerly Idonating Development and Operations Composition (*EBDOC"); and Store Postills, an instrainal (*Guarantors*);	Anita T. Restriguez-Tajara, Williedo Gort, Florentino Almeida. Yunis Segura	Registered Agents of FL. ULC: Cornel stone Villa Copri III. ULC	Vista Del Lago Development Corp; Juseph F Coutson: Lyle Howland	Constantly Housing Installed Trust, Inc	CEDO Housing Development Corporation, Januar Pattner, Jures Holl; Robert Green, Willie Mejot Jaskson, Jerone Showen; Marilyn Anderson			Eslinger Apartments, L.W., COG Eslinger Apartments, L.L.C., BBC EHLDWER APARTMENTS, INC	Brownsville Village II, LLC;	OreComent days II I.I.C Curiole Decidence days Lloyd I Bo _{sig} io	A. Cillia I. (8 Insenzio) Bene (1 einero) Principo)	
HOME 2005-008H	HOME 2003-006H	FDIC-AHDP	RFF2010-0+2009-0920-2010- 0726CX/2011-400°CX	HC 19901-031	RSP 2010-051X:2009-510C	SAD, 19938-011 KC 1996L-007	\$AI, 19965-003	SAD 20035-107	RFF2109-04/2009-058X	RFP2009-04/2009-040X	G RFF2010-04 BBC 2010-14/2009-146C/2010- INC 045CX	RJF2009-04/2009-056X	BODD 2006 Series K RELLY 2005-205Hz	Funding Source(s)	Past Du
Cifrus	Citne	⊕zcol4	Mari-Dade	Жапи-Dade	Collect	PsIm Beach	Brevard	Qadyden	Murai-Duk	Mismi-Dado	Beogrand	Mismi-Dule	Statu Rosp	County	PHFC Past Due Report - as of 05/11/2016
\$4,220,000	කුදුල්	NA.	2;30A,IXX 00	A/N	14,582,575 00	3600,000 N'A	\$4,34 <u>8,843</u>	\$2,490.000	20.635,000.00	21.768,500 00	6,275,000,00	21,769,500 00	\$4,794,041 \$4,794,041	Original Loan Amount	72016
Second	Second	NA	ž.	N/A	ρυζ	Second N/A	First	Second	34	41h	4 h	강대	First Second	Lien-Foaltion	
SIMIG	SIMG	FHDC	ACB/PHFC	янис	SMOJEHPO	DOTHE	ACS/SA	FHEC	\$MG/FHFC	SMG/FHFC	SMOVEREC	FEDC/FHFC	ACS	Servicen' Trastee	
HD M24 - Part due for Nay Tibli entrait payment in the amount of S4,091.55 and Reptacement Reserve entropy payment in the amount of \$1,041.67 that were due \$4,041.6	HOME - Part the for May Tikl extree payment the \$1,000 99 and Replacement Reserve entrow payment in the annual of \$3,000 40 that were due \$ 15:110	PIVIC - Ones FIFC Administration Feet view \$73,569.96, radiating \$11,634.16 for a price year Ownes indicated they could not pay and FIFIC tookied servicer to coarc memicaning on \$2001.5	TCEP-Own \$250 lut for the Failure to submit 2015 Audited Econocida and SSR-1 form by \$120016 Failure to submit 2015 Audited Fauncials and SR-1 form Late for invoice sent on on \$1000016	HC - Ower SHEC RC complaines extrahamag fairs the a \$6,750 Last contacted the Bortows can 2027/2016	TCEPF - Deve \$759 labe for set Fadiors to subpost \$915 Amilited Francisci is and \$74.1 form typ \$-270 (6). Publice to parimet 2015 Atalieud Francolub and SR-1 form Lute for invesion exect and so. \$1102016.	SAIL - Pey retainments received from the bornover through 3-311/16, FSR deposits are part due approximately. \$1,179 Lud extend to Bornover retail 41/41/6	SAT; - Loan material #1311; Sommwifer quart for that extremen and tradiscation approval us on Outstand 30, 2014 FEFC Bund maching and document modification is in progress.	(RAL - Ones; 2005 SAE indexed son \$60,088 and [2] \$10.00, ones \$201 SAEL inserts a since \$131,000 of \$6 are 2011; a ware \$201 \$42,01 inserted sin \$25,000 for \$4.00 short sin \$0.00 short sin \$25,000 for \$4.00 short sin \$4.0	TICEP - Onice \$250 late See See Failure to exhans 2013 Apalited Framends and SR-1 form by \$72/2016 Failure to adulth? 2014 and 2015 Autified Framerials and SR-1 form Lafe the invoice was out an \$110/2016	TCEPs Over \$250 bits for for Earline to extens 2015 Audited Futureish and 58-4 form by \$423016. Failure to solomic 2014 and 2015 Audited Futureish and 58-4 form Late the involvement and and 158-4 form.	TCEP - Other \$256 Late fee for Fasture to polynti 2015 Andred Francescale and SRA form by \$2020.6 Wallare to make 2015 and 2015 Andred Francescale and SRA form Late for invoice peer out on \$1002016	TCEP - Owes \$250 late fee for Fulure to subsid 2015 Availand Francesch and \$5.1 form for \$22,2015. Failure, to subsid 2014 and 2015 Availited Francesch and \$5.2.1 firm Late fine invoice lead and \$10,12,000.	BONDPALLY—i i). A CAA war speapaud for the property in \$2014. The structured recommends an interneus of \$267,270 per unit (72.148 (4000) from \$2.35 spee unt (81,0220mc). The thospware do sold sub-speace speed to Serviced's (BAMI) request for plan. However, after further uniterpolated as with BAMI. It was decorated and a withingtone to pay, however, the policy to row on MAMI. In the abstract part of the AMI. It was presented by the rest of the plane with the rest of the plane with the state part of the AMI. It was the SAMI. It was the state part of the AMI. It was the part of the AMI. It was the part of the AMI. It was the part of the AMI. AMI. It was the part of the AMI. It was	Comments	

		Niemi Brech Olimni mary Development Carp. Realine Curnas districts	Mand - Co Service, LLC Gaid Guita	Local Community Hosting Corporation Facture Webst	JJR Apartment, LLC loci Reves	desalip De deprice Corp Nove M Walter	Janeste Cey Apartusath, LLC Benjamin Mallah	Indentiferen Non-Prefit Heusing, Per. Damas M. Cemman	Housing Ladependence, Inc Debber Schaibly	Housing Enterprises of Post Landerdale Inc.	Herringe Partners Group, Inc.	Harris Group, Its.	Hatab for Homes, Inc.	H.L.N.D.S. of Castral Florida JAN McReynolds	Greet and Yrub Community Development Balog Eugene M. Athman	Cynthe Harolton-Smith	Surids Low Income Housed Associates, Inc., coal. lett Reed	Developer/Contact	
	The Allen	March Place (D.s Synapoldh Place)	lvy Chase - Sixisun	೦೩೬ ಸಿಂಕ್ಕಿನ ಔಷಾಟದ	Teal Pornte	Eden Pusk ai İstanovsud	Залочие Сву:	El Mus Sol Gardens	Independence Village I	Dr Xeposju Huma	Royal Palm Lakes	Liberty Cesser II	Crawled Street	Lavender Villag	Grace Manor	Calemar Estates	Parknote Gurdona	Property Nume	
	Afficient to Allegan	Miane Besch Communely Development Corporation, lac	Mant - C. Service I LLC	Oak Rudge Edules (LLC	21% Apademont, LLC	Jenvings Derelopssent Corp.	Read Property Group	Dizachbee Non-Profil Haveng, be	Heuring Independence, Inc.	Dr. Kennedy Horses, Lid	Royal Palm Eukon, Lilis.	Liberty Cepter II, Ltd	Hands for Hornest, Ind	Houring & Neighborbood Development Scenoes of Ceetral Florids, fac	Grant and Truth Community Development	Coldentiale Housing and	Florida Lew Income Hassing Associates, Inc	Онгаез: Вайіў	
Restria Obenca-Barberio, Alan Hall, Donna Gunther, Cornell Grave; Jo Astraintássop, Tamia Sheffman	Made Beach Community Development Corporation, the ,	Mismi Beach Convoluntly Development Copporation, Inc : Beaths. Cover.e-Batheriot, Inc It Johanon. Alan Hall, Eleven Rellly. Denne Rurs	Guil W. Cudis. John M. Cudia	PHO-MOR. LCHC-MM LCHC, and Learn Wolfson III, Michael D. Wohl, David O. Deutch, and Mulchell M. Fredman	JIR Apatheents, CLC; Jud Reves. Kionara Keyes, Josiah Rayes	Transmoul Associates, Ltd; tronwood partners, the; tronwood Associates, for: MEC Bond Varachousing, LLC; Madleau Special Limited Pariner, the; Anno M Wallace; Edward L Tennings, Jr	Ruben Wolf	Frank Williamaon Jr.; Britseida Feorez, Sid Bainde, Duar Gravas. Sinda Shanka, Beitop Maurice Alexander, Claudia Gomes, Jesuic Vasquez Sr.; Sisier Angele Ospina; Vanesas Villapondo	Independence Village I Apartments		Hentage Parlacia Group II, Inc : James Kinepid	Harris Group, II, Inc.; Cutby S Harris	Billy O Jenkins, Carolyn A. Yenbins, HOME 1995HR-002 Steve Butter	Howing & Neighbothadd Devolopment Services of Central Florida, Inc	Bishop Bugane M. Bishop; Alonza Anderson; Reginald Analog; Carolyn Lawr, William Gainer; Bishop Fred Brown	Goldentale Hertung and CDC, Inc.	Plotidu Low Income Housing Associator, Inc	Affiliate/Phantelal	
	EHCL 2008 E-Dit	DESKO 2001-08-006Hd.	HC 1993L-056	643CX2011-023CX	**************************************	SAL MOD-6678	HC 1994L-095	HOWE = 1001-029H	EDIC-AHDP	\$200001901000X	SAIL 19953-030 HC 1996L-010	SAIL 1993-054S	HOME 1995HE-002	HOME 1996fr-013	PI.P 2007-142	501-500% IOG	HOME 2006-017H	Punding Source(s)	Past Do
	Mismi-Dade	Mi arm-Daube	Paucu	Proellad	Mapri-Dade	Alschun	Cultur	Okoechobez	Killsboraugh	Broward	Paim Beach	Duvol	Otopola	Orrange	Duval	Sermule	Marios	Comy	PAST Due Report - as of 05/11/2016
	\$750,000	31,000,000	NiA	3 100 000,000	600° abo'' 1\$		A/N	\$975,000	YIN	5,000,000,00	\$389,945 WA	62£ 62 P 13	2503,861	\$964,A19	£750,000	\$93,700	\$6,878	Original Logo Amoust	1/2016
	Third	Second	N'A	N/A	žint	Second	WA	Skeood	N.	3nd	Second	First	First	Second	First	First	Second	Lien-Position	
	SOF	SHAC	FIGC	FIDC:PI#C	F)dX	23-4G	FBC	Race	50DC	SMG-FUEC	WS:DGH4	ENDC	ИфС	ACS	PHEOSA	ASCAGE	SHO	Springer Trades	
	EHCL - Overs \$10,594 plus a 5% false charge of \$529,20 for the summal EHCL stoking hand slee \$20 i (1). Past date and grounded notices sont morniby, fast sent 515,16	(EMG) - Owner splacement marries for 319 a.o. \$5,970. Received UO 713. Monthly depoint of \$1,480 about have been deposted into the replacement review account beginning \$2012 at Bostower has indicated they will begin making deposits time. The posper is in fall operation? Owner replacement reserver for 2014 vois \$17.760 Own in placement regarded for 315 Vivil \$17,760	HC - Out a PEPC HC compliance muniforms focus into \$3,140. Last conducted the owner on 2,520.16. In faculty-size proceedables.	TCEF-Ques F330 left de de Faiter les spirms, 2018 suited France de and SR-1 form by \$2-2016 de his hore to robreit 2015 Audited France de and SR-1 form Lote fee invoyee sent out on \$1102016	HONDE: Owes 2 monthly extraw systements of \$9,521 38 secult due 3/31/16 & 4/30/16 Fast due land remarker nuclear seast mentally, fact sout 5/3/16	(SAIL - Peal Toe Lisks 29.679.00 for 2007 FAIL fabersh füre 37.06 List charge van 9.813.67 for 2011 6.52 for 17.00 for 2011 6.52 for unmendently. Seat evalu to berrowe i 17.000 for peculon what it Fard the first 2011 for 17.00 for the seat since \$1.383.700 for the 92.171 in addition in the late profittent durys into \$1.94.35 for immediately? Seal Respect for applies on 11.12115, 12.21115 ; 21.1316, and 44416	HE - Owner PRPC 2016 JPC compliance growtening Sees ship \$1,309. Last contacted the Berrower on 2r516.	ROME_Statement record through 531/16 entact failure of barment is intent Federate and Machine enterprise in approximate amount of \$1,200 each, for a fold due of \$2,400. Last coast sen to Boroward 42/1/16	TDRC - Peat due perfoce for 15/6 \$1,559.60 The contract have refused to 25/their focus and we have estated manitoring to eliminate fibritz foet Last contacted the borrower on 6/25/12.	TUEP - Open \$130 late for the Fig. 10 and the Second Secon	SAIL - Loan matured G-76/12. Demand letter last sent 4-29/16	SAIL-Over 1 monthly processed payment i sio \$4.132 17 due \$1.16 Arminier notice sent \$1516	HDME - Owes permanent foun autoriting fee and lab fee totaling \$572.00	PMONG - 2011 HONGE Lais For \$500 for Faiture to provide SR-1. Correspondences and 71111-1, \$727-4, \$0010 Not. 1077-4; 1177-6; 1272914 & 107215. [Developer - Emily Budget (contact) has indicated that they are returning to pay this fee. Project will remain on Past Due Report wild activated by PATC (tout et out so warve fee.	PLP - Losin matured on 6/19/14 Demand Seder steet northly, tad sent 4/29/16 Abnoral drewn 3549-980-40	PLP - Fund ordinated on 9 Still Annual direct, 1/a o \$16,447 LT Defined letter and exceptive, i.e.s and 425/16	WOME - Past due to May Tell exercise payment in the amount of \$12,564 41 and Replicament Reserve exercise physician in the amount of \$2,400.00 (but were due \$1,016	Currentalia	

Pauffer Edicto Luke, LLC Edicto Luke, LLC	Overness Onveloper, LLC Stant Oropectas	3	Oylunda Landed Hussing Assuration 1, LP No. Ryan Landeshy	Ochil Lurand Hosting Corporation, Inc. M. Bushind I Banlard	Northeest Properties III, Ltd No Tam English	Northerest Properties I, Ltd No Tam English Ap	North Thrida Editorbinal Devolupment Curp Combins (said	Su	Newtor Devidepment USA LP Sea	Naples Leuked Housing Associates II, LLLP With Armand E. Brachman	Mr. Carmet Grickes, Inc. Caswell Smith - SPM	Mount Strait Medical Center of FL, lac. Los Angel Pallin Wo	Wiami Beach Community Development Corp., cust. Vill Beach on Curenue-Butberio	Developer/Contact	
Editato Labore	Stagter Village	Namen Bay II	Name of Bay: I	Mugnotia Walk []	Northwest Gardens III	Northwest Gardens I (Alan Apanments)	Carner Ooks	Sunnise Park Apartners	Reputation Property Plaze II	Whieller's Green	Wount Curnel Gardens	Lowenstein Building Worldbree	VIII Могія Арга	Property Name	
Pikebon Ediglip Lake, LLC	Oversess Developer, LLC/Wendawer Group	Orlando Leases Housing Atmediator, 1, LP	Oriando Leated Flouring Associates 1, LP	Magosia Walk Apertrents	Northwest Oarlons III, Ltd	Northwest Properties I, Ltd.	North Florida Educakonal Development Corp.	Sunnise Park Pheez १ Isd.	Remainance Projects III. LLEP	Nights Leased Houng Associated II. L.L.L.P	M Camel Gardens, loc	Mount State Medical Control of FL, Inc	Marra Beach Community Development Corporation, Inc.	Owner Entity	
Aslack Israni; Dospak Israni	Rauder Willage Limited Partnership, Ltd., Overneas GP, LLC Overseas Developer, LLC: Swott G. Oropezas, Umrolly J. Koenig: Jonathan L. Wolf	TPI Communities, LLC: John Corbett High Seabs	TPI Communities, LLC; John Corbolt; Hugh Jacobs	17.0	1		North Florat Edwinderal Development Corp. (Lawlyn ford, Toqui Wigitin McChill, Oro Greca, Clawree Levit. Sanh Figjert Lizze Thomax Elvelia Mejynsi	Stanise Park Place I, I.I.d., Norstan Sunnise Park I, Do., LWHA Sunnise Park Phase L.I.C., Norstan Development USA, LP, LWHA Development, LI.C. and Richard Higgsins	Resalutano Preprint III. IP. Nortale Remainator Preserve Family II. Inc Rentalcanos Preserve II. L.C., Notalus Developarani I.S.A., L.T. Purasurante Preserve Developarani I. L.C. and Richard Engliss	TPf Communities, LLC; John Corbett, Hiigh Jacobs	Mt. Carmel Gardens, Inc	Steven D. Sonzarcich; Amold Janies; Alex Mendez; Wayne Chapfin	hily liop, lest; io; Jack leen Reilfy,	Affiliate/Floatoclul Beominium/Priophyl	
SAIL 1994 -024S HC 1995L-006	TCEP RPP 2019-04 2005-216C 2019-021CX 2011-002CX	SAJC ELIREP ZUIG-16-11	SACL ELI REP 2010-16-12	HC 2007CS-159	REE2016-04 2010-14/2009-1-15C/2010- 046CX	RFP2009-04/2009-057X	\$A.D. 19985-049	R_FZ2010-04/2009-153C/2010-1	REP2019-04/2004-151C/2010- 027CX/2011-008CX	HOME 1999-076H	EHCT 1997-002	CWHIP 2/07-022W	HSH7¢01,0116 9CA	Punding Source(s)	
Ĺpe	Моппъе	Drange	Orange	Мини	Broward	Broward	Qadaden	Pulk	±eo	Caller	Duval	Miami-Dade	Miam⊪Dade	County	PHPC Past Due Report - as of 05/11/2016
\$2,681,642	\$2,45u,000	\$3,600,000	\$3,825,000	\$1,000.000 WA	6,275,000 OO	18,232,580 60	\$1,430,000	3,600,000 00	2,995,000 00	\$2,049,00D	\$197,199	\$3,265,6dU	22,MU,D00	Original Less Amount	2016
N'A N'A	Second	Sevond	Second	Second N/A	3rd	311	Fi/dt	2nd	3rd	Second	Second	Secure	Second	Lien-Position	
FHDC	SMG	FHDC	SOUR	PBS	SMOZEUC	SMOFFIEC	EFFCZSA	PIDOPHIC	POCHEC	SQR4	ACS/SA	2004	FHFC	Servicent Treates	
SAIL - Ower 2015 SAIL services less of 5360 due 47/0-16 Reminder nations work 3-78/16, 4/10-16 & past due nation work 5/5/16	TCEP-Pass due for May: Edel exercive payment (who \$16,0972.54 and Replacement Reserve entents by physical train 51.261.15 that was due \$1.016.6	SALL - Over 2015 SALL ELI servicer fore of \$7,199 to due 4/30/16 Remailer notices seat 3/28/16, 4-19/16 & past due restre west 5/5/16	SAIL - Ower 2015 SAIL ELI services foca of \$2,464.05 due 4.30 to. Remandes notices sent 1/28-16, 3/19/16 & paid due notice sent \$45/16	SALT. Tel tracorridgeshie aer part due approximach's \$3.640 though 3/11.16. Lach trininlet criad sone 4/2 1/2016	TCEP - Ones \$30 for the for Fallow to Jahrut 2015 Andried Francish and SS-1 form by \$2.70 fit Ealburt to submit; 2014 and 2015 Andried Francish and SS-1 form Late for invoices and stop as \$10,00 fet.	CEPF - Overs \$595 fats lies for Faulure to submit 2019 Austinat Faunceals and SR-1 form by \$422016. Fallpie to submit 2015 Austlied Francisks and SR-1 form. Lake fire lavesion each and \$446-2016	(1861). I kam metated (2) (1811 Demoné teora set at accelul), Lat yest 42816 Go. (17459), FREC paid 2001 rad este in exist men poptiary) by 58 818,524 kt Statute on tabular (2005) 2014 April 2004 2014 (1814) Francask Statuments and 540. Cash Prove Reporting Ferrar Owner 5800 Staff. Lat Reling Fer for 2004 2014 Owner 2004, 2015 Servency Service Serv	TCEP - Over \$7.90 lats fet for Failure in submit 2015 Audited Financials and SR-1 form for \$72,016 Failure in submit 2015 Audited Financials and SR-1 form. Late fee involves only out en \$1100,000.	TCEP-Types \$250 late for Ry Failure to when 13015 Andicid Fenancials and SSA I form by 202016 Fallure to when 12015 Andicid Financials and SSA I form. Late for involve and out on \$100 Andicid Financials and SSA I form. Late for involve and out on \$100 Andicid Financials and SSA I form.	[BOD2E: Suberquata received interugh 5/3/10 infloot failure of Soctower to visus February and March texture deposits in one VI interesting holder, in appounding seconds of \$17,855 and for a loads of 35,710. Statements above RS deposits are that for February and March in approximate prospering of \$2,500 each, for a found due of \$3,600. Exhall sent to Engress 5/3/16.	EMPLY - Losen measured 8/21/2015 - Bergewer arrivated new familing in RFA and has completed tereds underwriting and moving to aloring. The EHCL (can will be pend off at clumps of the new familing.	CVN(한 - Diver 2015 CWN(III method for and \$11,999 due 4-38.1년 Samapder notices sent 그 타이스, 4191년 & part due notice sent 조5-16	SHAQP - Over topinaceant reserve 556, 100 KM at al 12/31/15	Сриппевіх	

				Past Da	FILIC ic Report - as of 05/1	1/2016			
reveloper/Contact	Property Name	Owner Entity	A Millate/Financial Beaufulery/Principal	Funding Source(s)	County	Original Lonts Amount	Lien-Position	Servicer/ Trustee	Constitents
Park Richey Devolupment, Inc Thomas Thompkins	Puck Rutiny aka Regency Palma	line .	erea injector conseption Bulk Richey Apartments L.T.D. Park Richey Apartments L.T.D. Park Richey Apartments L. Wayne Rich, Hudsen Housing Tax Creat Fund IV.I.P. Hadson SI.P, LLC,	SAIL 1999S-079	Pased	\$2,000,0HJ	Second	SMG/ŠA	SAIL - Past Due for December & January monthly payments to 1st montgagee. Passo County RF, bonds serviced by Walker & Disalop. Per small on 1/14/15 from management company they have been instructed to 1styp missing mortgage payments for lack of forming 27/15. secretived copy of first lender default notice dated 1/27/15 2/3/15 - and Notice of Branch of Loan Covenant letter borrower. 2/12/15 employed lattenier and EOND truster for an update to the past the amounts. 4/5/15 pole with latt Lender storage consuming why all estimates accounts had been attended to the secretive forming why all estimates accounts the late accounts of the advised this was done as past of the ratistance of forelessing proceedings. Funds were sent to Francis Mac at Intender unbiased descolosure proceedings blace of Lat Products and Compliand slide 4/6/15, Reshuctions ownership, and modify SAIL terms to avoid foreclessure approved at the VI38/15 PEEC Board meeting. The approved toon modifications will facilitate substitution of the partnership Relinancing request going to Jane Board for appreval
Pines Apartments of Palm Boy, LLC letters W. Wells	Poed	Pinca Apartemente of Patro Bay, LLC	kelikey W. Wella, Toemporn W. Wella	FDIC-AHDP	Breward	NA	NA.	FHDC	FDIC - Past due services fires usin \$16.912.28. Invoice went 2/13/14. Removed Notice went 3/26/14. Past Due Notices sent 4/17/14, 3/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have resent monitoring.
Presbyterien Humes of Pasce NPR, Ltd. Donnis Richards	The Landings of St Andrew	NI®, Lid	National Church Residencies of New Port Richey, Inc.; Paul W. BloomfieldSleve Bodkin; Julia Frotianne: Müchelle Norris; Teova Kim Hahn; Joseph Kasherg	BAIL 1994-0345	Pame	\$1,990,000	NA	FHDC	SAIL - Over 2015 SAIL, servicer feet of \$5,975 disc 470016 Remander motions and 3/24/16, 4/19/16 & part due notice sent 5/5/16
Preservation of Affordable Honging, Inc. Acron Cumylein	Cutlet Manus	Perservation of Albertable Humang, Inc.	POAH Cutlet Mason, LLC: Preservation of Atlandable Housing, LCC	SAIL 2001-036S	Miaru-Dada	\$2,661,09\$	Second	SMG	NAIL - Part due for May Replacement Reserve enerow payment vavo \$2.750 00 that were due \$/100 to.
Anymood James Tax Creatis Foods Inc. Supplied J. Kropf	Wahnola Pulma	Watersta Palme, Ltd		RFF2010-04/2009-147C/201U- 028CX	Polk	3,165,176 00	let	FHDC/FHFC	TGPP - Overs \$350 late last for Failure to submit 2015 Audited Financials and \$8.1 form by \$22016, Failure to submit 2014 and 2015 Audited Financials and \$8.1 form Late for invoice sunt out on \$107016.
Real Estate Magagement, LLC Richard Willia	Belmoni Gazdens (VBL I)	Belmoni Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA.	ŅΑ	FHDC	FDIC - Past due services fees k'a's \$5,012-4. The owners have refused to pay their fees and we have seesed monitoring to eliminate future fees. Last contacted the borrower on 6/25/12
	Lloyd Flouse (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIG-AHDP	Ексапріз	NA	МA	FHDC	EDIC - Past doc acrosses less visio \$5,017.48. The owners have refused in pay their fees and we have occased monitoring to eliminate future (see Last contacted the burrower on 6/3/12.
	Villa Barcelona (VBL I)	Vijia Barcelota, LLC	Real Estate Management, LLC	FDX-AHDP	Езонейова	NA.	NA	FHDC	FDIC - Past due environ fere visto \$3.012.48. The owners have network to pay their fees and we have coased monitoring to eliminate future fees. Last contacted the borrower on \$735/12.
Relisance Hunting Foundation Inc. Thomas Bluth	Progresso Paint	Ralepost-Progresso Ambouldes. Ltd	Reliance-Progresso Associates, Ltd. Reliance-Progresso, L.L.C., Reliance Housing Services, L.L.C., and Reliance Housing Foundation. Inc.	2010-14/2009-123C/2010-	Btoward	4,480,000 DD	2nd	SMG-FHFC	TGEP - Chrea \$350 late for for Failure to submit 2015 Audated Financials and SR-1 form by \$127016 Patture to submit 2015 Audited Financials and SR-1 form Late for invoice sent out or \$110/2016
Relient Group Hans Juints	Woodbury aka Eden Points	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manager	NA	NA	FHEC	NC - Ower PHPC NC compliance manuscring fees visit \$9,900. Last contaced the Bostower on 25,2016.
Retemblish Group Cristip Miller	Sen Sherri Villas	Homestead Housing Partnership II, 1.id	RMS GP, LLC; Richard P Richman; Kristin M. Miller, David A. Salzman	SAIL 1993-HRK-001	Miami-Dade	\$2,373,200	Second	FHDC/SA	SAIL. Loan maiured 2/19-16. Demand letter has sent 4/29/16. Borrower refinancing and extensive tractions to underwriting for submission to June Board for approval.
Ridge Winter Haven Ltd. Vathaniel Birdsong	Ridgewood Aparlments	Ridge Winter Flaven Ltd	Ridge Winder Haven Ltd., Nathariel Birdsong	PLP 2007-149	Polk	\$615,452	Scound	FHFC/SA	P.PLoan malured on NIP14 Demand letter good monthly, last sent 4/29/16 Amount drawn is \$16,358 Set
SCLAD Edio Rodriguez	Part Proce	Spinal Cord Living Assistance Development, Inc.	Development, Inc	HOME 1995HR-004	Miomi-Dade	\$1.372,677	First	\$MG/SA	HOME - Loan matured 4/11/16 HOME hear currently in negotiation to be retriectured and contraded to an amortizing joan. Onder existed by credit underwriter and teams of restructured to peoding fairs existed/sectionables by FFFVC.
Seville Form Pamily Housing Association, Inc Shelty Magoleti	New Hope Villas at Saville	Scrille Farm Family Housing Association, Inc. Jumes Register	Sevelle Farm Family Housing Association, Inc	SAIL 1999-U72\$	Volusio	\$2,877,785	Second	SMO	SAIL - Failure to rettal payment for 2015 servicing free (12 o 5 9,749 46 due as of 3/15 16, semander send 3/23-16 and 3/31/16
Southern Affordable Services Inc South Clark	The Fountains at Pershing Pack		SAS Foundams at Pershing Park, Lid., SAS Foundams at Pershing Pork I Managers, LLC, and Southern Allordable Services, Inc	RF92010-04 2010-14/2009-240C	Orange	5,365,000 aa	2nd	FHIXC/FHFC	TCEF - Ower \$250 take fee. for Fallure to submit the 2015 8R-1 form by \$2.2016. Finishe to submit the 2015 SR-1 form. Lake fee into uc sent out on \$140:2016.

	- -			FHFC Foreclosure Report						
1				as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
American Opportunity for Housing, Inc.	Dovetail Villas II	American Opportunity for Housing, Inc.	AOH-Dovetail Villas LLC	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	8ECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Meggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	. First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing	-	02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (t/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	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		DB/25/09
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manates		First			01/02/14

				FHFC Foreclosure Report	_	_			_	_
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/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
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	п.а.	n,a.	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500,000,00	2nd	AmeriNational		,
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996\$-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duyal	\$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 Miami Neighborhoods Russell Sibley. Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/1 2/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

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				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	Indían 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 Bekiemps	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.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Developme <u>nt</u>		10/04/02
John M. Curtis Kashi Church Foundation, Inc.	lvy 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. HOME \$2,959,216 SHADP \$1,840,763.76	n,a. First	Seltzer 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
Madrîd, înc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	19901-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09

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

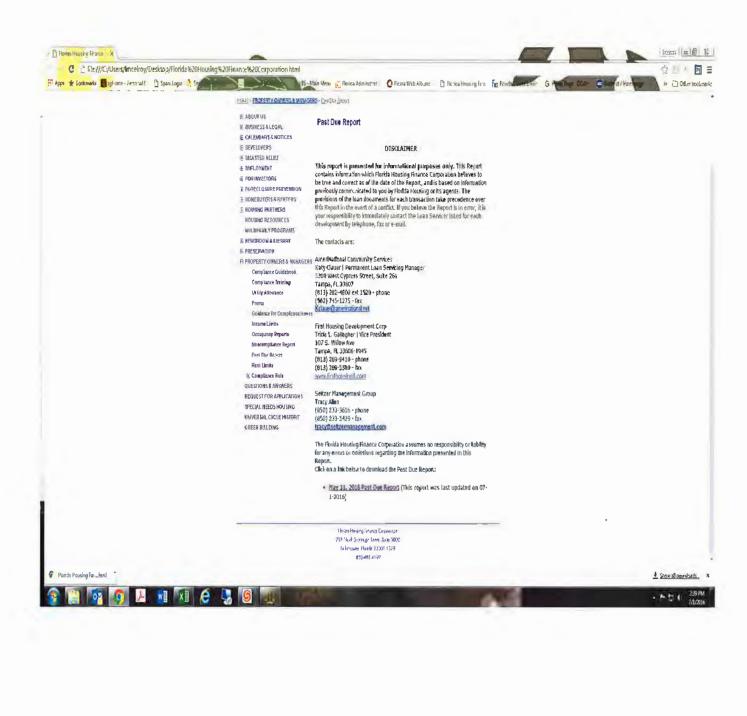
				FHFC						_
				Foreclosure Report as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$26,000,000	First	First Housing		1993
Robert J. DeHarder	Sugar Cane Villas	Heritage Affordable Development, Inc.		901-069	Palm Beach	n.a.	n.a.	Rural Development		
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisie 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	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestcor Development Corporation Steve Frick	Riley Chase	Vestoor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasola	\$13,460,000	Fìrst	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	Brendon 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	Coller	\$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		Borrita 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		Empowerment Alliance of SW Florida CDC		PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo		Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	93HRR-003 93L-100	Miamí-Dade	\$2,800,000	First	SMG	\$1,400,000	1/21/2016
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	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12

				FHFC Short Sale Report as of 05/11/2016						-
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount I Charged Off	Sale Completed
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	95\$-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. 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 1996-030\$		\$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

				FHFC						
			(Other Writeoff Repor	t					
				as of 05/11/2016						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Orlginal Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000	-		\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
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	Miemi-Dade	\$435,450	Second	FHFC/SA	\$218,526	03/01/16
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93S-045, 84L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

			-	FHFC Other Writeoff Reports of 05/11/2016	rt					
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westylew Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nonconforming	Osceola	\$200,000			\$127,535	01/31/08
Southlake Community Foundation, inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William 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 N	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1984-045S		\$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

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.

A.	Ap	olic	ant	
	1 10		4	

t II. Applicant and De	evelopment Team	
. Applicant		
1. Corporation program(s) appl	ied for in this Application:	
	nily Mortgage Revenue Bonds (MMRB) Mortgage Revenue Bonds	
State Apartment Ince	entive Loan (SAIL)	
Housing Credits (HC) [Competitive 4% and/or 9%]	
) [non-competitive 4% with Tax-Exempt Bonds] artnerships (HOME) Renlai	
2. Applicant Information:		
a. Name of Applicant:	Ark Development/Overtown I, LLC	
Street Address:	2950 SW 27th Avenue, Suite 200	9 5
City:	Miami State: FL Zip Code: 33133	
Telephone:	305-476-8118 Facsimile: 305-476-1557	
E-Mail Address: (Optional)	mgreer@carlisledevelopmentgroup.com	
 b. Federal Employer Identification Number 	26-2123209	
	rovide a copy of the completed, submitted application for the Federal Employer r behind a tab labeled "Exhibit 2".	
c. Is Applicant a legally Application Deadline	formed entity qualified to do business in the state of Florida as of the ea?	
€ Yes	No	
Provide required of	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 Pe	ublic Housing Authority created by section 421.04, Florida Statutes?	
	No	
f. Is the Applicant apply	ring as a Non-Profit organization?	
€ Yes €	No	
If "Yes", the Applicant	t must respond to questions (1) and (2) below.	
If "No", skip Non-Prof	it status questions and proceed to question 3. below.	

(a) attorney opinion letter behind a tab labeled "Exhibit 4"; and
(b) IRS determination letter behind a tab labeled "Exhibit 5".
(2) Answer the following questions:
(a) Is the Applicant or one of its general partners incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?
C Yes C No
If "No", is the Applicant or one of its general partners a wholly-owned subsidiary of a Non-Profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?
C Yes 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?
© 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?
€ Yes
If "Yes", state name of the for-profit entity:
ı
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

(1) Provide the following documentation for each Non-Profit entity:

City:	Miami	State: FL	Zip Code: 33133
Telephone:	305-476-8118	Facsimile:	305-476-1557
E-Mail Address: (optional)	lwong@carlisldevelopment	group.com	
Relationship to Applicant:	Staff of the Developer		
C Yes CHI	No DO Name:		
If "Yes", state CHI	OO Name: quired information behind a tab labe	eled "Exhibit 10".	
If "Yes", state CHI and provide the re Development T Developer or princ	OO Name: quired information behind a tab labe		

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".

required experience, provide the requested information behind a tab labeled "Exhibit 11".

- 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 lab labeled "Exhibit 13".
 - b. Provide the General Contractor's or qualifying agent's Prior Experience Chart behind a tab labeled "Exhibit 13".
- 4. Architect or Engineer:

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

Attorney:

8

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

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

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

b. Provide the Service Provider's or principal of Service Provider's Prior Experience Chart behind a tab labeled "Exhibit 18". 8. Guarantor(s) Information (MMRB Applicants only): Provide the Guarantor Information Chart behind a tab labeled "Exhibit 19".

Part III. Proposed Development

A. General Development Information

1. Name of D	Development:		
Metro A	Apartments		
2. Location of	of Development Site:		
a. Address	s of Development Site:		
Street:	1000 NW 1st Avenue		
City:	Mlami	State: FL	Zip Code: 33136
b. Will the I	Development consist of Scattered Sit	es?	
€ Y	res 🕟 No		
If "Yes" coordina	", for each of the sites, provide the Ad- nate behind a tab labeled "Exhibit 20".	dress, total numb	er of units, and a latitude and longitude
	e location of the proposed Developme napters 67-21 and 67-48, F.A.C.?	ent qualify as an U	Jrban In-Fill Development, as defined in
● Y	∕es € No		
complet			es of this Application, provide a properly alification as Urban In-Fill Development
d. Is the pro	roposed Development being revitalize	d utilizing HOPE	VI funding?
C Y	∕es € No		
	", to qualify as a Hope VI Developmen entation behind a lab labeled "Exhibit		this Application, provide the required
e. County:			
Miami	i-Dade - Large (E) <u>▼</u>		
All Applicar question (2		stion (1) below. A	II HOME Applicants must also answer
(1) Is pro	oposed Development located in the F	lorida Keys Area?	
Ŀ	Yes No		
(2) HOM	ME Applications Only -		
Will th	the proposed HOME Development be	located in either.	Alachua County or Leon County?
C	Yes C No		
lf "Ye	es", complete either (a) or (b) below, a	as applicable:	
	slachua County Developments - Is the ooundaries of incorporated Gainesville		ated within Alachua County, but outside
	€ Yes C No		
If "Ye	es", provide the required letter from A	lachua County be	hind a tab labeled "Exhibit 22".
(b) Le	eon County Developments - Is the De	velopment locate	d within Leon County but outside the

boundaries of incorporated Tallahassee?

unicipality
-
1) below:
,
IRC, as
RC, as
erifies that hibit 23".

Yes No

(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:	
	*1
(3) Will this Development receive historic Housing Credits?	
© Yes ● No	
If "Yes", what amount of historic Housing Credits will the Development receive?	
\$	
(4) Is the Applicant graphics for Heusing Cradits for aligible Behabilitation evapones?	
(4) Is the Applicant applying for Housing Credits for eligible Rehabilitation expenses?	
@ Yes ■ No	
If "Yes", answer questions (a) and (b) below:	
(a) Will the Rehabilitation cost as a percentage of the adjusted basis of each building be equal to or greater than 10%?	
⊕ Yes	
(b) What is the estimated qualified basis in Rehabilitation expenses per set-aside unit within on 24-month period for the building(s) being Rehabilitated?	e
s T	
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 cons Available for HOME Applications Only	truction)
Rehabilitation/Substantial Rehabilitation (where less than 50% of the units are new constru	iction)
 Acquisition and Rehabilitation/Substantial Rehabilitation (acquisition plus less than 50% of the units are new construction) 	
b. If applying for MMRB and/or SAIL -	
(1) If applying for MMRB without SAIL, will each residential building consist of 2 or more dwelling	units?
G yes G No	
(2) If applying for SAIL (SAIL only, HC and SAIL or MMRB and SAIL), will each residential building of 5 or more dwelling units?	g consist
ຕ _{Yes} ເພ _{No}	

Development Type:			
High-Rise (A bo	uilding comprised of 7 or more	stories)	
5. Number of buildings wi	th dwelling units;		
1			
6. Total number of units:			
90			
7. Unit Mix:			
# of Bedrooms	per Unit # of Baths per Un	it # of Units per Bedroom Type	
2	2	72	
3	2	18	
			•
1 - 1		1000	•
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
E = 1 mili		1	
(1) If "Yes" and App (2) If "Yes" and App			
	re the building permits issued?		
	the work commence?	; (mm/dd	иуууу)
b. Is the Development of			
	No the certificates of occupancy issued?		
T Tad , this if you	(mm/dd/yyyy)		
If certificates of occueach building behind	ipancy were issued on more than one d a tab labeled "Exhibit 24".	e date, provide a listing of the issue-date	for
c. Are any of the units of	occupied?		
© Yes	No		
d. If the proposed Deve	opment is not yet complete, what is f	the anticipated placed-in-service date?	
12/31/2010	(mm/dd/yyyy)		
10. Proximity (MMRB. SA	L and/or Competitive HC Application	s 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:

(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 Davelopment Address or latitude and longitude coordinates identified on the FHFC Development Proximity List (the List) (Maximum 3.75 Tie-Breaker Points):
(1) Indicate which of the following applies to this Application (Applicant may make only one selection even if more
than one applies to the proposed Development):
(a) The proposed Development is located in a Large County AND the location of the proposed Development qualified as an Urban In-Fill Development at Part III.A.2.c. of the Application.
(b) The proposed Development is located in a Medium-Large County AND the location of the proposed Development qualified (f) as an Urban In-Fill Development at Part III.A.2.c. of the Application and (ii) is classified as a DDA and/or QCT as outlined in Part III.A.2.g.(1)(a) and/or (b) of the Application.
C (c) The Application qualified as a HOPE VI Development at Part III. A. 2. d. of the Application.
$oldsymbol{G}$ (d) The Applicant selected and qualified for the Homeless Demographic Commitment at Part III.D. of the Application.
(e) The Applicant selected and qualified for the Farmworker/Commercial Fishing Worker Demographic Commitment at Part III.D. of the Application.
(f) The Applicant selected the Rehabilitation/Substantial Rehabilitation or Acquisition and Rehabilitation/Substantial Rehabilitation Development Catagory at Part III.A.3. AND the proposed Development involves the Rehabilitation/Substantial Rehabilitation of an existing, occupied residential rental property currently in operation as of the Application Deadline.
$oldsymbol{C}$ (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:
(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 quaffies for Set-Aside Location A, and the Applicant is applying for SAIL and MMRB, SAIL, and HC, MMRB only or HC only.
(b) A Development identified on the List, consisting of 31 or more units, serving the same demographic group, is located within 2.5 miles of the proposed Development, and (i) the location of the proposed Development qualifies for Set-Aside Location A and the Applicant is applying for SAIL only, or (ii) the
location of the proposed Development does not qualify for Set-Aside Location A.
(c) A Development identified on the List, consisting of 30 or fewer units, serving the same demographic group, is located within 1.25 miles of the proposed Development, and (i) the location of the proposed Development qualifies for Set-Aside Location A and the Applicant is applying for SAIL only, or (ii) the
location of the proposed Development does not qualify for Set-Aside Location A.
(d) Both (b) and (c) apply.
C (e) Neither (a), (b), (c) nor (d) applies.
B. Construction Features and Amenities
1. Required for All Developments:
Does the Applicant commit to provide the following items, as applicable, for the proposed Development?
♠ Yes C No
a. All Units for All Developments:
- Air conditioning in ell units (window units are not allowed; however, through-wall units are

- Window treatments for each window inside each unit;

- Peephole on all exterior doors

- Termite prevention and pest control throughout the entire affordability period;

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

- Exterior lighting in open and common areas.
b. All Units in All Developments Except SRO:
- Cable or satellite TV hook-up in all units;
- Full-size range, oven and refrigerator in all units;
- At least two full bathrooms in all 3 bedroom or larger new construction units;
 Bathtub with shower in at least one bathroom in at least 90% of the new construction non-Elderly units.
c. All SRO Developments:
- Minimum unit size of 110 square feet;
 Each unit must contain at least one full size single bed, a lockable storage compartment or chest of drawers and a vertical clothes closet measuring at least three feet wide;
- Each unit must contain a sink;
 At least one set of bathroom facilities for every 16 units (each bathroom facility must contain a ratio of at least one sink, one shower with curtain or door and one toilet with door for every 4 units);
 Community center or meeting room featuring a television with cable or satellite TV hook-up; Public transportation within .5 mile.
2. Optional Features and Amenities:
Except for HOME Applicants, if the proposed Development will consist of Scattered Sitas (as stated by the Applicant at Part III.A.2.b.), does the Applicant make a commitment to locate each selected 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)
Galed community with "carded" entry or security guard, or if 2 or more stories, "carded" secure entry to building (2 points)
Ceramic tile bathroom floors in all units (2 points)
☐ Microwave oven in each unit (1 point)
Marble window sills in all units (1 point)
Steel exterior entry door frames for all units (1 point)
At least 1.5 bathrooms (one full bath and one with at least a toilet and sink) in all 2 bedroom new construction units (2 points). Note: In order to be eligible to select this feature, the Development must have at least one 2 bedroom unit.
Double compartment kitchen sink in all units (1 point)
Pantry in kitchen area in all units - must be no less than 20 cubic feet of storage space. Pantry cannot be just an under- or over-the-counter cabinet. (2 points)
Dishwasher in all new construction units (1 point)

b. For Rehabilitation/Substantial Rehabilitation Developments (Maximum available points for this category is 9 points):

☐ Garbage disposal in all new construction units (1 point)

Γ	New kitchen cabinets and counter top(s) in all units (3 points)
Γ	30 Year expected life roofing on all buildings (2 points)
Γ	Gated community with "carded" entry or security guard, or if 2 or more stories, "carded" secure ent

	to building (2 points)
	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 A	Il Developments Except SRO (Maximum available points for this category is 12 points):
	Emergency call service in all units (3 points)
	Exercise room with appropriate equipment (1 point)
	Community center or clubhouse (3 points)
	Swimming pool (2 points)
	Playground/tot lot, accessible to children with disabilities (must be sized in proportion to Development's size and expected resident population with age-appropriate equipment) (2 points)
	Car care area (for car cleaning/washing) (1 point)
	Two or more parking spaces per total number of units (1 point)
	Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
3	Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)
	Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
	Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer (1 point)
-	Each unit wired for high speed internet (1 point)
Appli	cant may select only one of the following two items:
	 Laundry hook-ups and space for full-size washer and dryer inside each unit (1 point)
	Washer and dryer in a dedicated space with hook-ups within each unit, provided at no charge to the resident during the term of any lease (3 points)
Applie	cant 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)

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

follow	ring:
ı	Garage for each unit which consists of a permanent, fully enclosable structure designed to accommodat 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)
ı	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)
}	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 \$	RO Developments (Maximum available points for this category is 12 points):
ı	Emergency call service in all units (3 points)
1	Exercise room with appropriate equipment (2 points)
Ι	Secure, enclosed bicycle storage (1 point)
Г	Cable or satellite TV hook-up in each unit (1 point)
1	Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
Г	Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)
1	Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
Г	Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadshee and assorted educational and entertainment software programs and at least one printer (1 point)
Applic	ant 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 poin
(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)
-	y Conservation Features for all units in the Development (Maximum available points for this bry is 9 points):
(1)	Heating - Applicant may select only one of the following three items:
	← Heat pump with a minimum HSPF of 8.2 instead of electric resistance (1 point)
	C Heat pump with a minimum HSPF of 8.5 instead of electric resistance (2 points)
	Gas hydronic combo unit HVAC (2 points)
(2)	Cooling - Applicant may select only one of the following three items:
	C Air conditioning with a minimum SEER rating of 14 (1 point)
	 Air conditioning with a minimum SEER rating of 15 (2 points)
	C Air conditioning with SEER rating of 16 or better (3 points)
(3)	Water Heating - Applicant may select only one of the following three items:
	C Gas water heater with energy factor of .61 or better (1 point)
	€ Electric water heater with energy factor of .93 or better (1 point)

(4) Insulation - Wall insulation ratings are determined by the insulation material only, not the wall assembly materials. For mixed-type construction, the Applicant may only select the insulation option for the construction type that comprises 50 percent or more of the proposed Development. (a) Frame built construction (Applicant may select only one of the following two items): C Wall insulation of a minimum of R-13 (1 point) C Wall Insulation of R-15 or better (2 points) (b) Masonry/concrete block construction (Applicant may select only one of the following two items): Wall insulation of a minimum of R-7 (1 point) Wall insulation of R-10 or better (2 points) In addition, Applicant may select only one of the following two items: 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 lab labeled "Exhibit 26". b, Single-Family Rental Developments must provide a properly completed and executed Local Government Verification of Status of Plat Approval for Single-Family Rental Developments form behind a tab labeled "Exhibit 26". 2. Evidence of Site Control: Applicant must demonstrate site control by providing the following documentation: a. Provide a fully executed qualified contract for purchase and sale for the subject properly behind a tab labeled "Exhibit 27".

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

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

OR

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

OR

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

D. Demographic Commitment

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

G Yes G No

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

E. Set-Aside Commitments

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

Select one of the following:

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

• 40% of units at 60% AMI or lower

OR

HC Applicants Only - Deep rent skewing option as defined in Section 42, IRC, as amended

Set-Aside Commitment:				
(1) Is the location of the	proposed Development	within Set-Aside	Location A?	
Cyes	No No			
the total set-aside b	enter all set-aside comm reakdown chart at either mn of the chart in the se	section (a), (b), (c), (d), or (e) below. The	Applicant shou
(a) If only applying f Tax-Exempt Bon	or Competitive HC or no	n-competitive HC	with Local Government	-issued
	Percentage of F	Residential Units		
	Competitive	tment for e HC or non- titive HC	AMI Level	
		%	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%	
	Set-Aside 100	%		
Perce	entage: 1100			
(b) If only applying fo	or SAIL:			
	Percentage of F Commitme		AMI Level	
		%	At or Below 25%	
		%	At or Below 28%	
		%	At or Below 30%	
		%	At or Below 33%	
		%	At or Below 35%	
		%	At or Below 40%	
		%	At or Below 50%	
		%	At or Below 60%	
		%	Below 120%	
	Set-Aside ntage:	%		
(c) If applying for MA	MRB, SAIL and non-com	petitive HC Only:		
	Percentage of Re			
Commitment for MMRB	or Commitre SAI		ommitment for non- competitive HC	AMI Level
	%	%	%	At or Below 2
A. Direct U. date	o l	0/	%	At or Below 2

%

.%

%

%

%

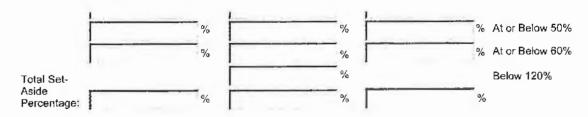
% At or Below 30%

% At or Below 33%

% At or Below 35%

% At or Below 40%

C SAIL Applicants Only - 100% of units below 120% AMI



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

Percentage of Residential Units

Commitment for MMRB		Commitment for non- competitive HC		AMI Level
100	%		%	At or Below 25%
3.2 (100)	%		%	At or Below 28%
	%		%	At or Below 30%
	%		%	At or Below 33%
	%	***	%	At or Below 35%
	- %		%	At or Below 40%
	%		%	At or Below 50%
	%		%	At or Below 60%
Ovi by Deep III	%		%	

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

Percentage of Residential Units

Commitment for SAIL	Commitment for Competitive HC		AMI Level
%		%	At or Below 25%
%		%	At or Below 28%
%		%	At or Below 30%
%		%	At or Below 33%
%		%	At or Below 35%
%		%	At or Below 40%
%		%	At or Below 50%
%		%	At or Below 60%
%			Below 120%
%		%	

2. HOME Applications:

Total Set-Aside Percentage:

Total Set-Aside Percentage:

a. Minimum Number of HOME-Assisted Units Required by HUD:

(1) HOME loan Requested:	\$
(2) Total Development Cost:	\$ 1
(3) % of Total Development Cost provided by HOME Loan (Divide a.(1) by a.(2) and round up to the next whole pe	%
(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 i	number)
(6) Minimum number of HOME-Assisted Units as a pe	ercentage: %
(Divide a.(5) by a.(4) and round percentage to two	
b. Commitment to Set Aside Units Beyond the Minimum:	
-	ME-Assisted Units beyond the minimum required by HUD?
C Yes C No	
If "Yes", answer the following questions:	
(1) How many?	
(2) Percentage of ADDITIONAL HOME-Assisted U (Divide number shown in b.(1) by a.(4) and rour	-1.1
(3) Is the minimum number of HOME-Assisted Units, as shown at b.(1), either equal Development?	its required, as shown at a.(5), plus the additional HOME- to or less than the total number of units in the
G Yes G No	
 c. Total Set-Aside Percentage: (add a.(6) and b.(2) and round percentage to two decir 	nal places) %
d. Summary of HOME-Assisted Units:	
(1) Low HOME Rent Units	
(2) High HOME Rent Units	i i
(3) Total HOME-Assisted Units	
Affordability Period for MMRB, SAIL, HOME and HC Appli Applicant irrevocably commits to set aside units in the pro years.	
F. Resident Programs	
 Qualified Resident Programs for Non-Elderly and Non-Hor (Maximum 6 Points): 	meless Developments
✓ a. Welfare to Work or Self-Sufficiency Type Program: Identify the program and the contact person:	s (1 point)
Name of welfare to work or self-sufficiency type progra	am:
Miami Downtown One Stop Career Center	
Name of Contact Person:	Telephone Number:
William Brinson	305)573-7301
Street Address: 3050 Biscayne Boulevard, Four	th Floor
City: Miami State:	FL Zip Code: 33137
▼ b. Homeownership Opportunity Program:	
(1) Financial Assistance with Purchase of a Home	e (2 points)
OR (for HC Single Family Rental Developm	
(2) Financial Assistance with Purchase of a Unit in	n the Development (1 point)
After School Drogram for Children (2 points)	

d. First Tir	ne Homebuyer Seminars (1 point)
e. Literacy	Training (2 points)
▼ f. Job Trai	ning (2 points)
	ent Programs for Homeless Developments - SRO and Non-SRO
a. The following	resident programs are available for SRO Developments only:
(1) Staf	fed kitchen/Cafeteria (3 points)
☐. (2) Dail	y Activities (3 points)
b. The following	g resident programs are available for Non-SRO Developments only:
(1) Hon	neownership Opportunity Program:
(a)	Financial Assistance with Purchase of a Home (2 points) OR (for HC Single Family Rental Developments Only)
€ (b) I	Financial Assistance with Purchase of a Unit in the Development (1 point)
(2) Afte	r School Program for Children (3 points)
(3) Firs	t Time Homebuyer Seminars (1 point)
c. The following	resident programs are available for both SRO and Non-SRO Developments:
٠,,	fare to Work or Self-Sufficiency Type Programs (1 point) tify the program and the contact person:
Nam	e of welfare to work or self-sufficiency type program:
Nam	e of Contact Person: Telephone Number:
Nam	e of Contact Person: Telephone Number:
Nam Street Addres	
	ss:
Street Addres	ss:
Street Addres City:	State: Zip Code:
Street Addres City: (2) Litter (3) Job	ss:
Street Addres City: (2) Lite (3) Job 3. Qualified Reside	State: Zip Code: Training (2 points) Training (2 points)
Street Addres City: (2) Lite (3) Job 3. Qualified Reside a. The following	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points):
Street Addres City: (2) Lite (3) Job 3. Qualified Reside a. The followi	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only:
Street Addres City: (2) Lite (3) Job 3. Qualified Reside a. The followi (1) Da (2) As	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Ingliny Activities (3 points)
Street Addres City: (2) Liter (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Ingly Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point)
Street Address City: (2) Lite (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re (4) Ma	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Ingly Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points)
Street Address City: (2) Lite (3) Job 3. Qualified Reside a. The following (1) Da (2) As (3) Re (4) Ma b. The following	State: Zip Code: Training (2 points) Training (2 points) ent Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Ingly Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points) Insistance Check-In Program (2 points)
Street Address City: (2) Lite (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re (4) Ma b. The followi (1) Mi (2) Se	State: Zip Code: Training (2 points) Training (2 points) In Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Inguity Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points) Insight Assurance Check-In Program (3 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points)
Street Address City: (2) Lite (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re (4) Ma b. The followi (1) Mi (2) Se	State: Zip Code: Training (2 points) Training (2 points) In Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Ingly Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points) Ingresident Assurance Check-In Program (2 points) Ingresident programs are available for Elderly ALF Developments only: Indication Administration (3 points)
Street Addres City: (2) Liter (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re (4) Ma b. The followi (1) Mi (2) Se c. The followi	State: Zip Code: Training (2 points) Training (2 points) In Programs for Elderly Developments (Maximum 6 Points): Ing resident programs are available for Elderly Non-ALF Developments only: Inguity Activities (3 points) Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points) Insight Assurance Check-In Program (3 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points) Insight Assurance Check-In Program (2 points)
Street Address City: (2) Lite (3) Job 3. Qualified Reside a. The followi (1) Da (2) As (3) Re (4) Ma b. The followi (1) Mo (2) Se c. The followi (1) Pr	State: Zip Code: Training (2 points) Training (2 points) and Programs for Elderly Developments (Maximum 6 Points): Ingresident programs are available for Elderly Non-ALF Developments only: Ingresident programs are available for Elderly Non-ALF Developments only: Insistance with Light Housekeeping, Grocery Shopping and/or Laundry (1 point) Insistance Check-In Program (2 points) Ingresident Assurance Check-In Program (2 points) Ingresident programs are available for Elderly ALF Developments only: Ingresident Programs are available for Elderly ALF Developments only: Ingresident programs are available for both Elderly Non-ALF and Elderly ALF Developments:

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)
5. f. Swimming Lessons (2 points)
g. Life Safety Training (2 points)
G. HOME Uniform Relocation Act (HOME Applicants Only)
1. Does any portion of the Development involve rehabilitation work?
€ Yes - Complete both questions 2 and 3
No - Complete question 3 only
2. Tenant Relocation Information for Existing Properties:
a. Are there any units occupied?
⊕ Yes - Complete items b f.
♠ 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?
© No
e. During rehabilitation, will temporary relocation of any tenants be required?
f. Provide one copy of the required information in a separate notebook entitled "Relocation Documentation."
1. Provide the copy of the required information in a separate notebook entitled. Netocalion bocumentation.
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?
Yes - Provide a narrative regarding the acquisition behind a tab labeled "Exhibit 36" and skip items b, through d, below
C No - Answer Item b. below

b. Is Applicant a private company?
Yes - Provide a copy of the notice provided to the seller behind a tab labeled "Exhibit 37" and skip items c. and d. below
C No - Answer Item c. below
c. Is Applicant a public (government) Applicant?
C No - Skip item d. below
d. Does the Applicant have eminent domain power?
C Yes - Provide a copy of the required notice behind a tab labeled "Exhibit 38"
No - Provide the required information behind a tab labeled "Exhibit 38"
H. HOME Certification of Consistency With the Consolidated Plan (HOME Applicants Only)
Provide documentation evidencing certification of consistency with Consolidated Plan behind a tab labeled "Exhibit 39".
I. HOME - Other Federal Requirements (HOME Applicants Only)
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
 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?
○ No - skip items b. and c. below
b. Was the Development to be rehabilitated built before 1978?
Yes - answer item c. below
No - skip item c. below
c. Is the Applicant purchasing the property?
 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". No
4. Metch:
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:

Latert. Local Outerminent oupport

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

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

€ Yes C No.

If "Yes", provide the following:

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

Туре	Value
Loan	\$ 250359.20
1	\$
	\$
	\$
	\$
	\$
b. Enter the total Local Government contribution(s):	\$ 250359.20

B. Incentives

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

PART V. Financing

A. Funding

1, Funding Request:	
Tax-Exempt Multifarmity Bonds	s
Taxable Multifamily Bonds	3
☐ SAIL	\$
Competitive HC (annual amount)	\$ 2430000
Non-competitive HC (annual amount)	\$
Г номе	\$
a. SAIL Applicants	
(1) An Applicant may request a SAIL loan in excess at least one of the eligibility requirements listed at	
is the Applicant applying for a loan in excess of 2 on this provision in the Application Instructions?	5 percent of the Total Development Cost based
C Yes C No If "Yes," evidence of the Applicant's eligibility mu	st be provided behind a tab labeled "Exhibit 51."
(2) An Applicant may request a SAIL loan in an amount Development Cost if it meets one of the eligibility Application Instructions. The Applicant's eligibility Corporation during the scoring process.	requirements listed at Part V.A.1.c.(2)(b) of the
b. HOME Applicants - Total maximum HOME subsidy allo	owed: \$
Provide a chart behind a tab labeled "Exhibit 52" showi Applicant may request based on the Corporation limits.	ng the calculation of the total maximum HOME subsidy the
2. Supplemental Loan Amount:	
 a. Minimum required number of ELI units and maximum Amount will be computed; 	number of units on which the Supplemental Loan
(1) Total units in Development (Part III.A.6. of the Application)	90
(2) Percentage of total units set aside for ELI Households (Part III.E.1.b.(2) of the Application)	20
(3) Number of units set aside for ELI Households - a.(1) times a.(2) [rounded up to next whole unit]	18
(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]	9
(b) Maximum number of ELI units - 20% of total units [a.(1) times .20, rounded up]	18
(c) Additional ELI units (above the 10% minimum) eligible for Supplemental Loan Amount [a.(3) minus a.(4)(a)]	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 EL! Households above the minimum required up to maximum of 10% above the minimum fa.(4)(c)	\$ 765000

times \$85,000)]	L ()\-\	
3. Designation (MMRB, SAIL and HC Applic	cants):	
h. Applicant elects not to select	one of the above design	nations <u>•</u>
If selecting the Preservation designation behind a tab labeled "Exhibit 53".	, the Applicant must provide th	ne required evidence of eligibility
Other Funding: a. If a PLP loan has been awarded for	this Development, provide the	following information:
Corporation File Number	Amount of Funding	1
	\$	
b. Other Corporation funds that will be used	as a sourca of financing for th	nis 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-Exen finance this construction, provide the 	npt Bond proceeds, excluding following information:	501(c)(3) bonds, will be used to
Tax-Exempt Son	d source	Tax-Exempt Bond amount
		\$
B. Finance Documents		
All Applicants must complete the Developm Construction or Rehab Analysis, and the Pe		ll/Explanation Sheet, if applicable, the
All Applicants must complete and attach the labeled "Exhibit 54".	Commitment to Defer Develo	per Fee form, if applicable, behind a tab
C. MMRB Applicants Only (Thresho	old)	
Provide the following information:		
1. Credit Enhancer:		
Term:	Expected Rating:	
,	,	
OR		
Private Placement/Name of Purchaser:		

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

Expected Rating:

D. Funding Commitment(s)

Term:

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

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

PROJECT COST

Actual Construction Cost

ELIGIBLE (HC ONLY)

HC INELIGIBLE; OR MMRB, SAIL, HOME and HC)

Total (MMRB, SAIL, HOME and HC)

2

3

1

*Off-site (explain in detail)			О
New Rental Units	17114328	349272	17463600
Rehab of Existing Rental Units			0
Accessory Buildings			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)	\$	\$	\$ 0
(Max. 14% of A1., Column 3) A1.3. Total Actual Construction			,
Cost	\$ 17239 328	\$ 474272	\$ 17713600
Financial Cost Construction Loan Credit			0
Enhancement	641366		641366
Construction Loan Interest Construction Loan Origination Fee	60000		60000
Bridge Loan Interest	00000	2	0
Bridge Loan Origination Fee		_	0
Permanent Loan Credit Enhancemer	nt -	-1	0
Permanent Loan Origination Fee		18600	18600
	\$ 701366	\$ 18600	\$ 719966
	-	110000	W 164 #
General Development Costs Accounting Fees	25000		25000
Appraisal	16000		16000
Architect's Fee - Design	400000		400000
Architect's Fee - Supervision	45000		45000
Builder's Risk Insurance	140000	material and a second s	140000
Building Permit	49950		49950
Brokerage Fees - Land	1,0000	. 1	0
Brokerage Fees - Buildings		***************************************	0
Closing Costs - Construction Loan	12000		12000
Closing Costs - Permanent Loan	1,-1,2,	5580	5580
Engineering Fee			0
Environmental Report	10000		10000
FHFC Administrative Fee	1.55.5	194400	194400
FHFC Application Fee		3000	3000
FHFC Compliance Fee (6) and (7)		69359	69359
FHFC Credit Underwriting Fee (6)		13695	13695

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)	\$ 778544	\$	\$ 778544
B1. AQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$	\$	s 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
Petall/Explanation Sheet			
otals must agree with Pro Forma. P	rovide description and	l amount for each item ti	hat has been completed on the
Development Cost			
Acquisition Cost of Existing Develop as listed at Item B 1.)	ements		
			*
Other:			
ctual Construction Cost			
ctual Construction Cost			
actual Construction Cost as listed at Item A 1.)			
Actual Construction Cost as listed at Item A 1.) Off-site:			

Other: \$11,865 Other toes Closin	ig Cosss and Applic	attion Feas
Reserves		
Contingency Reserves (as listed at Item A 4.) Included in Development (Hard Cont Contingency of		
Other Reserves		÷
NOTE: Neither brokerage fees nor syndication fees can be paid out of the Developer fee. Consulting fees inclu consultants, construction management or supervision	de, but are not limited to, paym	ents for Application
CONSTRUCTION or REHAB ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Cost:	\$ 26754771	
B. Sources:		
1. SAIL Loan Requested	\$ 0	
2. MMRB Requested	\$ 0	
3. HOME Loan Requested	\$ 0	
4. 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	1
C. Financing Shortfall (A - B.14.):	\$ -1087929	
Each Exhibit must be listed behind its own Tab. DO NOT II	NCLUDE ALL EXHIBITS BEH	ND ONE TAB.
PERMANENT ANALYSIS		LOCATION OF
	AMOUNT	DOCUMENTATION
A. Total Development Cost:	\$ 26754771	
B. Sources: 1. SAIL Loan Requested	\$ O	
2 MMDB Requested	\$ [0	

5 10

3. HOME Loan Requested

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

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

C.

2008-210C



FY 2008 HC APPLICATION Copy

Submitted To:

Florida Housing Finance Corporation 227 North Bronough Street, Suite 500 Tallahassee, FL 32301

Exhibit 9

EXHIBIT 9 Metro Apartments

Applicant Entity: Ark Development/Overtown I, LLC.

A Florida Limited Liability Company

Member (.01% owner): MM Ark Development/Overtown I, LLC

A Florida Limited Liability Company

Member: Issac Kodsi (100% owner)

Officers/Directors/Shareholders: N/A

Investor Member (99.99% owner): Isaac Kodsi &/or assigns

Developer Entity: Carlisle Group I Development, LLC

A Florida Limited Liability Company

Member: CDG, LLC

A Florida Limited Liability Company

Member: Matthew Greer, Manager

Officers/Directors/Shareholders: N/A

EXHIBIT I

RESIGNATION

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

#4009908 v1

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

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

EXHIBIT J



December 19, 2013

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

RE: New Contact

Dear Steve:

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

Jonathan Del Sol

Carlisle Property Management, Inc.

Phone: (305) 357-4742 Facsimile: (305) 476-5240

Email: JDelSol886@cpmapartments.com

2950 5W 27th Avenue, Suite 200

Miami, FL 33133

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

AL MAS

Best regards

Matthew Greer

Attachment

Cc:

Kevin Tatreau

Laura Cox Ken Reecy

Brian McDonough



DEVELOPMENT NAME	City, Florida
Alabaster Garden	Pensacola
Aliapattah Garden	Miami
Arbor Crest	Quincy
Bell Ridge	Pace
Bell Ridge II	Pace
Brownsville Transit Village II	Miami
Brownsville Transit Village III	Miami
Brownsville Transit Village IV	Miami
Cameron Creek Apartments	Florida City
Charlotte Crossing	Punta Gorda
Christine Cove	Jacksonville
Country Manor	Bowling Green
Country Walk	Wauchula
Crestview Park	1mmokalee
Crestview Park II	Immokalee
Dixie Court	Fort Lauderdale
Dixie Court II	Fort Lauderdale
Dixie Court III	Fort Lauderdale
Douglas Pointe Apartments	Miami
Dr. Kennedy Homes	Fort Lauderdale
East Village (fka Ehlinger)	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)	Mlami
Morris Court II	Pensacola
Morris Court III	Pensacola
Northwest Gardens I	Fort Lauderdale
Northwest Gardens II	Fort Lauderdale
Northwest Gardens III	Fort Lauderdale
Northwest Gardens IV	Fort Lauderdale
Oaks Trail	Arcadia
Orchard Park Apartments	Ruskin
Palafox Landing	Pensacola
Poinciana Grove	Miami
Prospect Park	Fort Lauderdale
Santa Clara Apartments II	Miami
Sea Grape Apartments	Marathon



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

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

COMPOSITE EXHIBIT K

Kate Flemming

From:

"laura cox"

Sent:

Thursday, December 19, 2013 5:26 PM

To:

special assets; compliance

Subject:

FW: New Contact - Carlisle Properties

Attachments:

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 Reeey; 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 \ Miaml, FL 33133

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

E-Mail | V-Card | Website | Facebook | Twitter | LinkedIn



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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



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

Miaml, 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.

JIJ 1814

Metthew Greer

Attachment

Best regard

Cc: Kevin Tatreau

Laura Cox Ken Reecy

Brian McDonough



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

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



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

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

COMPOSITE EXHIBIT L

Kate Flemming

From: Liz Wong <lwong@apcommunities.com>

Sent: Thursday, December 12, 2013 2:48 PM

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, lwong@apcommunities.com. I am not receiving emails at lwong@carlisledevelopmentgroup.com. 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: "laura cox"

Sent: Thursday, December 12, 2013 5:41 PM

To: compliance; special assets **Subject:** FW: Atlantic Pacific Contact Info

----Original Message----

From: Liz Wong [lwong@apcommunities.com]

Sent: Thursday, December 12, 2013 05:24 PM Eastern Standard Time

To: Candice Allbaugh; Jade Grubbs; Amy Garmon; Kevin Tatreau; Elizabeth Thorp; Bill Cobb; Laura Cox; Jan

Rayboun

Cc: Steve Auger

Subject: Atlantic Pacific Contact Info

Good Afternoon,

Please note my new email address, lwong@apcommunities.com. I am not receiving emails at lwong@carlisledevelopmentgroup.com. 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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EXHIBIT M

					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordabe Realty and Housing Corp T.J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due 5/11/15, including past due fees of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
AIG Global Real Estate Investment Corp. Douglas Tymins	Palmetto Ridge Estates	Palmetto Ridge Estates Limited Partnership	Palmetto 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/mc.) from \$250 per unit (\$4,000/mc.). The borrower is disputing the increase which was to take affect 10/2014. Last correspondence with borrower dated 10/31/14. Further discussion is required with FHFC.
Alliant Holdings of Florids, L. L. C. Cristie George	Regency Gardens	Regency Gardens Apartments, Ltd.	Alliant Holdings of Regency, LLC; Project Teamwork, Inc.; Shawn Horwitz; BJ Behnken; Tany Almario; Gail Moore- Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees late \$3,126 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannali House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardes	\$1,577,186	Second	SMG	SAIL - Past due for 5/2015 Tax and insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850,00. Past due for the 2014 SAIL servicing fee ita/o \$6.480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/16. 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 escrew 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	4lh	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	N/A	FHFC/SMG	TCEP - Owes \$250 tate fee for Falture to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 4/30/15. Amount drawn i/a/o \$325,117.63

					Housing Finan Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original LoanAmount	Lien-Position	Servicer/ Trustee	
9ay 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/SĀ	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103.255 & RR deposits da/o \$15,984 thru 4/30/15. Due to foreclosure filing, we have been advised no further payments will be made and no future statements will be anticipated.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys I & II	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys III	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan metured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer 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/a \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15. Past Due Notice sent 3/30/15.
Carliste Development Group Claudia Ortiz Johnathon Del Sol	용배 Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Ltoyd 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 \$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 Carlisle. 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. Recd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. PNA possibly to be scheduled for June 2015.
	Brownsville Transit Village II	Brownsville Village	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009- D4/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late fee for Fallure 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	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 (V, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009- 149C / 2010-032CX / 2011-013CX	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 quarterty 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	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Serviceri Trustee	
Continued from previous page, Carlisle Development Group, LLC	Dr. Kennedy Homes	Or. Kennedy Homes, Ltd. Ltz Wong	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. Greer	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong		RFP2010-04 and 2010-14/2009- 146C/2010-045CX	Broward	\$6,275,000	Fourth	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.
8	Everett Stewart, Sr. Village	Carlisle Group IV, Ltd	Carlisle Group IV, LLC.; Matthew Greer; Liz Wong	RFP2009-04/2009- 040X	Miami-Dade	\$21,768,500	Fourth	FHFC/\$MG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Metro Apartments (The Beacon)	Ark Development/Overto wn I, LLC Liz Wong	rrc	RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
	Northwest Gardens I (Alan Apartments)	Northwest Properties I, Ltd. Liz Wong		RFP2009-04/2009- 057X	Broward	\$15,232,500	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15
	Northwest Gardens III	Northwest Gardens III, Ltd. Liz Wong		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; Williarm Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee Iraio \$1,502.98 due 4/30/15. Padue notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees Vala \$5,823.60 due 4/30/15 Reminder notice sent 4/30/15.
	Summeriake	Summerlake Aparlments, Ltd.	Summerlake Apartments, Inc.; Lloyd J. Boggio; Matthew S. Greer	SAIL 2000-019S	Broward	\$1,100,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees Vato \$4,500 due 4/30/15. Reminder notice sent 4/30/15.
	Wahneta Palms	Wahneta Palms, Ltd Maithew S. Greer	LLC; TCG Wahneta	TCEP RFP2010-04 / 2009-147C / 2010- 028CX	Polk	\$3,165,176	First	FHFC/FHDC	TCEP - Owas \$250 late fee for Fallure to submit 2014 Audited Financials and \$R-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fees #a/o \$1,560 71 due 4/30/15. Past due notice sent 5/11/15.

			_		Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
Carlisle Group Llayd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, ITCG The Carlishe Group, LLC., Lloyd Boggia, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	\$MG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court, LLC The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrew accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group,	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-0545	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements
CEDO Housing Development Corp. Al Gunn	Triple Oaks II alk/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 20005-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest Valo \$80,688 due 12/31/D9, owes 2011 SAIL interest Valo \$31,004.95 due 12/31/12, owes 2013 SAIL interest Valo \$28,976, owes 2014 SAIL interest Valo \$28,437. Owes late fee for 2014 SAIL interest Valo \$1.421 85. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946 80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083). 3/3/15-Past Due notice sent to borrower regarding unpaid 2008, 2011 and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1996S-003	Brevard	\$4,346,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crossen	HOME 1993HD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015. Berrower approved for one year extension at 1/30/15 Board meeting. 2) Escrow payment smount was increased effective 7/1/14 to \$12,070,19 per month due to substantial increase in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this period is \$84,491.33; however, borrower has paid \$47,674,33. This represents a shortage of \$46,957.36. 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 1996HR-012	Palm Beach	\$942 994	First	FHDC	HOME - Owes a partial payment of \$1,356.70 for monthly escrow due 3/31/15. Owes 1 monthly escrow payment i/a/o \$4,966.01 due 4/30/15. Past due and reminder notices sent 5/6/1.5.

					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 1995\$-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A	FHDC/SA	SAft Loan matured 1/23/13. Somewar'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 l/a/o \$22,813.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,162. Past due notice sent 5/6/15.
Comerstone Group Jorge Lapez	River Caks Florida City	River Oaks Holdings, Ltd,	River Daks Holdings, Inc.; Comerstone River Oaks, Ltd.; Leon J. Wolfe; Comerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Loeez	HOME 1994DRHR- 031	Oade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15, Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress,
	Doral Terrace	Cornerstone Group	Cornerstone Doral Terrace, Inc. Doral Terrace Associates Ltd, Jorge Lopez Individually, Stuart I. Myers Individually	SAIL 1999\$-082	Miami-Dade	\$2.500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes. Inc.	HOMÉ 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 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	Manroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly last sent 4/30/15. Owes 2014 SAIL Servicer fees italo \$2,063 53 due 4/30/15. Reminder natice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc	HOME 1992HR-009 HC 1991-024	Miamì Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement Valo \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc.lawsuit
Continued on next page.	Preserve at Oslo (fka: Woods of Vero)	Preserve at Oslo	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest i/a/o \$50,593.61 due 1/1/15, late fee interest l/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

					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. 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, LTO; Yashpal Kakkar	SMI#27	Lee	\$491,274	Second		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, 3/2016, 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.
Dalsor Companies Dale Dodson	Reef Club	Dalcor Companies		2013 Series C Bond	Osceola	\$28,000,000	First	\$MG/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	Citrus	NA	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 Deltay LTD	Moorhouse; Delray	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Paim 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.	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	Callier	\$2,043,000	Second		HOME - Paid as of \$/19/15. Owes 1 monthly replacement reserve payments ifa/o \$2,800 due 4/30/15. Owes 1 monthly secrow payments ifa/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	Rip Towers, Ltd., East Little Havana CDC, East Havana CDC			Miami-Dade	\$500,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due i/a/o \$53,453.03 and a VAB petition has been filed halfing 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.

					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 Člaude Pepper Tawers	EHDOC Pepper Towers Limited Partnership	Charitable Corporation	TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dada	\$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 Atliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toff		Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11 Amount drawn Va/o \$184 551. Berrower's request for short sale approved at the 1/30/15 Board meeting
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Mlami-Dade	\$2,800,000	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 definquent 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	NΑ	NĀ	FHOC	FDIC - Owes FHFC Administration Fees Ira/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 vis/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 Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval,	\$750,000	First	FHFC/SA	PLP - Loan matured on 5/19/14. 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 Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	L'en-Position	Servicer/ Trustee	
H,A,N.D.S, of Central Florida Iill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach The) Viguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	Housing Authority of the City of Miami Beach	HOME RFP 2006-02- 03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/6/15
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Suwannee	\$4.350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15,
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Naşsa⊔	\$3,150,000	Second	ÉHFC/ACS	TCEP - Owes \$250 late fee for Faiture to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes,	Billy G Jenkins; Cerolyn 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 Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance manitoring fees valo \$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	N/A	FHÓC	FDIC - Past due servicer fees the \$1 589.50. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Las contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Boardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger, Stewart I, Marcus	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	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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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	Due Report - as	Orlginal Loan	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Beneficiary/Principal Ironwood Associates, Ltd.; Ironwood partners, Iro.; Ironwood Associates, Iro.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Iro; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S	Alachua	Amount \$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$8,859 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.95 on 9/5/08 due immediately. Borrower indicated that they are working with first mortgage company to refinance and are hoping to clear past due items by end of October/November. Past due for 2011 SAIL interest i/a/o \$5,867 due by 8/31/12 in addition to the late payment charge i/a/o \$194.35 due immediately. 5/23/13 email from borrow that they continue to work towards refinancing this project. 7/16/13 sent Breach of Loan Covenants letter advising development of failure to remit monthly required escrow payments to the first mortgagee for the SAIL loan. First Mortgagee has not sent out any formal default notification as to escrow payments and is currently working with the borrower. 6/4/14 sent late filing fee invoice for SAIL cash flow reporting i/a/o \$500. 7/7/14 sent past due email requesting status update of all outstanding past due Items listed above. 11/6/14 sent request for update of all outstanding past due items. 12/29/14 sent email for update of past due items on 2/12/15 no response. 47/15 sent additiont request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Leriox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-063S	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, 1td.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethel; Betty Rondeau	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	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.	inc.; Emily Badger, Kenneth Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,175 dua 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Inc.; Thomas N. Tompkins	SAIL 1999-077\$	Hillsberough	\$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, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-067	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,525. Demand letter sent monthly, last sent 4/30/15.

					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	<u> </u>
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia;	RFP2010-04/2009- 171C/2010- 043CX/2011-023CX	Pinellas	\$3,100,000	N/A		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N⁄A	N/A		HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15,
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Development 008H	DEMO 2001/08- 008HL	Miami-Dade	\$1,000,000	Second		DEMO - Owes replacement reserves for 2013 valo \$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 l/a/o \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Retlly; Denis Russ		Miami-Dade	\$750, 00 0	Third	FHDC	EHCL - Owes \$10,584 plus a 5% tate charge of \$529.20 for the annual EHCL sinking And due 8/31/13. Past due and reminder natices sent monthly, tast sent 5/12/15
	Villa Mərla Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves italo \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Camill 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	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; Lizzie Thomas; Elvella Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax tien on property i/a/c \$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/c \$51,843.50 plus late charges of \$2 266.66. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddys Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	(Marion	\$1,000,000 N/A	Secand N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4.076 through 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA NA	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 Angle 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 i/a/o \$300 due 4/30/15. Reminder notice sent 4/30/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC,	SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st 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 attorney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foraclosure proceedings Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/5/15.
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/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.

Fiorida Housing Finance Corporation Past Due Report - as of 05/15/2015											
Developer/Contact	Property Name	Owner Entity	Atfiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee			
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Aparlments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 19985-001	Duvai	\$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 \$2,333.33 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest i/a/o \$96,599. Late Payment Fee of 5% of payment amount (\$4,829.95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due i/a/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due i/a/o \$75,000 a late charge of \$3,750 is now due, in addition, 2014 Loan Servicing Fees \$6,250.00; Compliance Monitoring Fees \$1,780,00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.		
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA NA	- NV	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. Last contacted the borrower on 6/25/12.		
	Lloyd House (VBL	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)	Vilta Barcelona, LLC	Real Estate Management, LLC	FOIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees italo \$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 Painte LLC	Caskie Collet, Justin Albright, Hans Juble	HC 1994L-092	Manatee	NA	NA.	FHFC	HC - Owes FHFC HC compliance monitoring fees IIalo \$8,250. Last contaced the Barrower on 2/2/15.		
Richman Group Todd Fabbri	Fort King Colony			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., 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. Rojando 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 \$/11/15, including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.		
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL-Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.		
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLG; SP and MS, LLC; David J, Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELT - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 cf \$5,984. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB furture compliance monitoring fees of \$99,849.		
SP San Marco GP, LLC Brianne Heffner	San Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP. LLC	SAIL 2002-007S	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$4,443,37 due 4/30/15. Reminder notice sent 4/30/15.		

		_			Housing Finan Sue Report - as	ce Corporation			-
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor		Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,965	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
St. Thomas Properties, LLC Daniel Gessner	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	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, 0 00	Şecond		HOME - Loan majured 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		HOME - Owes 1 partial monthly P&I payment dato \$148.80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment tiato \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments l/a/o \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, las sent 5/12/15. HC - Paid 5/25/15. Owes FHFC HC compliance monitoring fees l/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 Va/o \$5,587.44 (parcel value). 9/30/14 Partial charge off Va/o \$8,604.04, Outstanding UPB is \$28,782.25
Urban League of Greater Miami T, Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	SAIL 19915-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 partial P&I payment of \$148.80 due 5/1/15. Owes 2014 SAIL Servicer fees i/a/o \$4,300.64 due 4/30/15. Past due notice sent 4/30/15.
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase	Villa Capri III Associates, Ltd.		RFP 2010-051X/2009- 510C	Collier	\$14,562,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Falluce 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	nce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliste/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount		Servicer/ Trustee	
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake Čity Cabins	Volunteers of America of Florida, 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		SAIL- Owes 2014 SAIL Servicer fees Va/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Tumbuli; Carol Moore; John Moreland; David Housssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$650,000	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees Valo \$6,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12 Amount drawn is \$159,055,75. Demand lette sent monthly, last sent 4/30/15.

				FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Llen- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duvai	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Senchmerk	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	\$ 52,0 10	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	Callier	\$13,500,000	First	Seitzer 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	Seitzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (#/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2, 602. 130	First	First Housing		11/24/09
CITI Equity Group, Inc.	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

	_			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.	1996S-014	Duval	\$660,000		AmeriNational /	\$632.350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones		Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park		 	CWHIP 2004-037		\$174.625		Amerinational	\$174,625	07/05/13
HERD Community Development Corp. Keith Bowers		HERD Community Development Corp.		PLP 2005-097	Вау	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

				FHFC			-							
				Foreclosure Report as of 05/15/2015			Position							
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation		Underwriter /		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		\$480,234	05/20/09				
Housing Assistance Corp, of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10				
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96				
Jesse Jones and Associates Jesse W. Jones	Avaion Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08				
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A			01/03/00				
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A			10/04/02				
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	ก.a.	N/A			11/28/11				
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	SHADP	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	\$110,635	N/A	First Housing		11/23/09				
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995\$-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A			\$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				

			_	FHFC		_				
				Foreclosure Report as of 05/15/2015						
Developer (Contact)			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		National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410 ,573	12/29/10
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Sifver Ridge	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	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V. LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,587	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Adington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisie 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.	2001-0215/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11

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				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	Rifey 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	ÁmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development Ltd.	MR2001E1&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 Managemen# BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09

				FHFC Short Sale Report						
				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place ii	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	945-031	Hilísborðugh	\$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	Şecond		\$1,401,841	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;	SAÌL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		95S-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. —— Summerset Village LLC	Transom Developme	2004-094S	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H, Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group 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

				FHFC Short Sale Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princlp at	Funding Source(s)	Соипту	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
White Oak Real Estate Dev. Corp. Keyin 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						-
			C	Other Writeoff Report as of 05/15/2015	1					
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041	i	\$97,177	First		\$97.177	12/31/2010
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000	-		\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45 ,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naple	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan	PLP 2000-028	Miami - Dade	\$282,038	Unsecured	SA Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County	Logar	Nonconforming	Osceola	\$200,000		 	\$127,535	01/31/08

FHFC Other Writeoff Report as of 05/15/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Date Charged Off	
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	_	SAIL 1991-020S		\$2,858,783	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	

COMPOSITE EXHIBIT N

From:

Laura Cox <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

laura.cox@floridahousing.org p. 850.488.4197 | f. 850.410.2510

Visit our website at www.floridahousing.org.

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

From: Jonathan Del Sol [mailto: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

From: Liz Wong < lwong@apcommunities.com > Date: Thu, Jun 18, 2015 at 9:46 AM Subject: FW: New Contact - Carlisle Properties To: Jonathan Del Sol < jdelsol886@cpmapartments.com > Cc: "Marilyn Barrera (MBarrera876@cpmapartments.com)" < MBarrera876@cpmapartments.com >
Jon, In regards to the Past Due Report and my name being included, please see below and attached. I will see if I have any additional emails.
Let me know if you have been able to contact anyone at FHFC.
Thanks, Liz
From: Liz Wong Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (steve.auger@floridahousing.org) Cc: Kevin Tatreau (kevin.tatreau@floridahousing.org); Laura J. Cox (Laura.Cox@floridahousing.org); Ken Reecy (ken.reecy@floridahousing.org); Brian McDonough; Jonathan Del Sol; Matt Greer (mgreer@cpmapartments.com) Subject: New Contact - Carlisle Properties
Good Afternoon Steve,
Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.
Should you have any questions please do not hesitate to contact us.
Thanks.
PS: Happy Holidays!

LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

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

E-Mail V-Card Website Facebook Twitter LinkedIn



					Housing Finar Due Report - as	of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordabe 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 via/o \$450 due 5/11/15, including past due fees of \$225 due 7/7/14, Last contacted the Borrower on 3/28/15.
Investment Real Estate Investment Corp. Douglas Tymins	Palmetto Ridge Estales	Palmetto Ridge Estates Limited Partnership		2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second		BOND/RRLP - A CNA was prepared for the property in 9/2014. The assessment recommends an increase of \$718 per unit (\$11,488/mo.) from \$250 per unit (\$4,000/mo.). The borrower is disputing the increase which was to take effect 10/2014. Last correspondence with borrower dated 10/31/14. Further discussion is required with FHFC.
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; Gall Moore- Swaby; Martha Gonzalez; Joan Englert		Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees valo \$3,126 due 4/30/15. Reminder halice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,186	Second	ነ	SAIL - Past due for 5/2015 Tax and Insurance payment lotaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee i/a/o \$6,480.90 which were due 3/15/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the property has had many financial setback and is currently looking for help with funding.
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 TSI 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. Moare, 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	RFP201D-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	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
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-d75	DeSato	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 4/30/15. Amount drawn I/a/o \$325,117.63.

	Florida Housing Floance 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	Servicer/ Trustee			
Bay Equity Investments Ronnie H, Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Вау	\$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 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	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	Brannori Group, L. C. & Co., The	D Reid Brannon; Ivan f. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second		SAIL - Loan malured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.		
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rica Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009- 123C / 2010-033CX / 2011-014CX	Broward	\$4,480,000	Second		HC • Paid \$126/15, Owes FHFC ARRA Annual Asset Management Fee valo \$3,000 due 3/23/15. Invoice sent 2/5/15, Reminder Notice sent 3/9/15. Past Due Notice sent 3/30/15.		
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Bell Ridge II	Sell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisie 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 B/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for pian. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/16, 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 Transif Village II	(Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carrisle Development Group, LLC; 1754, LLC	TCEP RFP 2009- 04/2009-056X	Miami-Dade	\$21,768,500	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. 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	Brownsville Village II, LLC: Matthew S. Greer, Carliste Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.		
	Brownsville Transit Village IV	Brownsville Village (V, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009- 149C / 2010-032CX / 2011-013CX	Mjami-Dade	\$5,85 <u>0,0</u> 00	Second		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 5/12/15, wes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.		

		_			i Housing Finan Due Report - as				
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Cartiste Development Group.	Dr. Kennedy Homes	Dr. Kennedy Homes, Ltd. Liz Wong	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 SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Value of S. Sieel	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009- 146C/2010-045CX	Broward	\$6,275,000	Fourth		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Everett Stewart, Sr. Village	Carlisle Group IV, Ltd	Carlisle Group IV, LLC.; Matthew Greer, Liz Wong	RFP2009-04/2009- 040X	Miami-Dade	\$21,768,500	Fourth		TCEP - Owes \$250 fate fee for Failure to submit 2014 Audited Financiats 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 Wona		RFP2009-04/2009- 058X	Miami-Dade	\$20,655,000	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens I (Alan Apartments)	Northwest Properties I, Ltd. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2009-04/2009- 067X	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 Wang	Matthew S. Greer, 1754 LLC	RFP2010-04 and 2010-14/2009- 145C/2010-046CX	Broward	\$6,275,000	Third		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Patafox Landing	Palafox Landing, Ltd.	CEII Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; William Byrd; Parcy L. Goodman Jr.; Matthew 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. Padue notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second		SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summerlake	Summerlake Apartments, Ltd.	Summedake Aparlments, Inc.; Lloyd J. Boggio; Matthew S. Grear	SAIL 2000-019S	Broward	\$1,100,000	Second		SAIL - Owes 2014 SAIL Servicer fees i/a/o \$4,500 due 4/30/15. Reminder natice sent 4/30/15.
	Wahneta Palms	(Wahneta Palms, Ltd Matthew S. Greer	Maithew S. Greer, 1754 LLC; TCG Wehnela Palms	TCEP RFP2010-04 / 2009-147C / 2010- 028CX	Polk	\$3,165,176	First	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15 Owes TCEP quarterly servicer fees i/a/o \$1,560.71 due 4/30/15. Past due notice sent 5/11/15.

			-		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	
Cartiste Group Llayd Boggio	Golf View Gardens	LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carliste Group, LLC., Lloyd Baggio, Bruce Greer, Luis Gonzalez	SAÍL 2002-056S	Broward	\$2,000,000	Second	ŞMG	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.
Dix	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court , LLC., The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts, Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heran Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carliste 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.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II afida Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp,	GEDO Housing Development Corporation; James Paimer, 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>italo</i> \$80,688 due 12/31/09, owes 2011 SAIL interest <i>italo</i> \$31,004.95 due 12/31/12, owes 2013 SAIL interest <i>italo</i> \$28,876, owes 2014 SAIL interest <i>italo</i> \$28,437. Owes late fee for 2014 SAIL interest <i>italo</i> \$28,437. Owes late fee for 2014 SAIL interest <i>italo</i> \$1,421.85. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946,80 thru \$71/15 (FHFC requirements are monthly deposits of \$2,083), 3/3/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1996S-003	Brevard	\$4,346,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crossen	HOME 1983HD-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 increased in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this penod is \$84,491,33; however, borrower has paid \$47,674,33. This represents a shortage of \$46,957,38. Notifications sent 8/05/14; 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 \$1,355.70 for monthly escrow due 3/31/15. Owes 1 monthly escrow payment i/a/o \$4,986.01 due 4/30/15. Past due and reminder notices sent 5/6/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 1995S-011 HC 1996L-007	Paim Beach	\$500,000 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 ido \$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 \$957 each, for a total of \$2,152, Past due notice sent 5/6/15.
	River Oaks Florida City	River Oaks Holdings, Ltd.	River Oaks Holdings, Inc.; Comerstone River Oaks, Ltd.; Leon J. Wolfe; Comerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Lopez	HOME 1994DRHR- 031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Comerstone Group	Cornerstone Doral Terrace, Inc. Doral Terrace Associates Ltd. Jurge Lopez Individually, Stuart I, Myers Individually	SAIL 1999S-082	Miami-Dade	\$2,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Creative Choice Homes, Inc. Dillp Barot - Coral Gardens Yashpat Kakkar - Vista Palms, 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	\$1,480,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barol	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan Matured 12/1/14. Demand letter sent monthly, last sent 4/30/15.
	Douglass Square	Creative Choice IV Limited LLC	OSQ Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989-084S	Monrae	\$1,290,000	Second	FRDC/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 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; Yashpal Kakkar	SMI #25	Indian River	\$367,039	Second	FHFC	SMI - Owes balloon interest Va/o \$50,693,61 due 1/1/15; tale fee interest Va/o \$224,55 as of 5/15/15; Owes 2/2015, 3/2015, 4/2015, 5/2015 payments Va/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	Owner Entity	Bereticlary/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 XI, LTD; Yashpal Kakkar	\$MI #27	Lea	\$491,274	Second		SMI - Owes balloon interest i/a/o \$61,030.94 due 11/15/14; late fee interest i/a/o \$240.76 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242.19 due the 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	Oscepla	\$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	Citrus	NA	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	Paul R. Sween; Mark S. Moorhouse; Defray Beach Leased Housing Associates 1, LLC; Dominium Holdings 11, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second		TCAP/HOME - Owes interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/5/15		
	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	Callier	\$2,043,000	Second		HOME - Paid as of \$/19/15, Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854,40 each due 4/30/15. Past due notice sent 5/5/15.		
East Little Havana Community Development Corporation Anila T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC			Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due <i>Italia</i> \$53,453,03 and a VAB pettion has been filled halting tax sale. 2014 Property Taxes are past due <i>Italia</i> \$51,876,88. Delinquent taxes were advertised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees <i>Italia</i> \$6,750. Last contacted the Borrower on 2/2/15.		

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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	
ENDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDOC Pepper Towers Limited Partnership	EHDOC Pepper Towers	TCEP RFP 2010-04 / 2009-092C / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee Valo \$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 Altiance 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 Umited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,00a	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification. FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J, Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	PDIC-AHDP	Osceola	N/A	ÑA	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015.
Goldennute 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 i/a/o \$36,447.12. Demand letter sent monthly, last sent 4/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn: \$649,989.40

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Developer/Contact	Property Name	Owner Entity	Affifiate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Servicer/ Trustee	
H.A.N.D.S, of Central Florida Jill McReynolds	Lancasier Vilias	Housing & Neighborhood Development Services of Central Florids, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second		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	FHOC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15, Past due notices sent monthly, last sent 5/8/15.
Hallmark Companies Inc Martin Petersen	Live Oak Hornes	The Halfmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Suwannee	\$4,350,000	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Nassau	\$3,150,000	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15,
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes,	Billy G Jenkins; Carotyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/29/11, Demand letter sent monthly, tast sent 4/30/15.
Heritage Partners Group, Inc James Kincaid	La Bella Commons	Heritage Partners Group, Inc	James Kincaid	HC 1990-071	Hendry	N/A	N/A		HC - Owes FHFC HC (RD) compliance manitoning 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		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	NA	}	FOIC - Past due servicer fees liato \$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.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Boardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger; Stewart I. Marous	\$AIL 2001-074\$	8roward	\$2,500,000	Second		SAIL - Failure to aubmit copies of monthly statements for T&I and R&R lescrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Independence Village Jeff Sharkey	Independence Village	Big Bend Community Based Care	independence Village LLC, Big Bend Community Based Care Inc., Coral Sky Development LLC,	SAIL RFP 2008-01-05	Bay	\$1,691,745	Second	SMG	SAIL - Past due for the May T&) escrow payment in the amount of \$ 1,747.68 and the May R&R payment in the amount of \$600. Notice sent to borrower on the monthly escrow letter sent out 5/15/15.

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<u></u>				Past	Due Report - as				
Developer/Contact	Property Name	Owner Entity	Heneficiary/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.	\$AIL 2000-067\$	Alachua	\$1,025,000	Second		SAIL - Past Due Ve/o S8,859 for 2007 SAIL Interest due 8/31/08. Late charge Ve/o S432.95 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 Ve/o S3,887 due by 8/31/12 in addition to the late payment charge Ve/o S194.35 due immediately, 5/23/13 email from borrow that they continue to work lowards 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 mortgages for the SAIL loan, First Mortgages 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 Ve/o S500, 7/7/14 sent past due email requesting status update of all outstanding past due items listed ethove, 11/6/14 sent request for update to all past due items, 12/29/14 sent email for update of past due items on 2/12/15 no response. 4/7/15 sent addition request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	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 2002-053S	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 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	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1 ,119,107	Second	FHDC/SA	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 Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAII Owes 2014 SAIL Servicar fees i/a/o 55,175 due 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Inc.; Thomas N. Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees #a/o \$7,563,95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Vijja Jardin III	Cittle Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Betcher, Eustache Fleurant, Rodriguez Eustache, Sam Dilter	PLP 2005-087	Miami-Dade	\$4 35,450	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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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	Due Report - as 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	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	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 Guenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	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 7/2013. 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 LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008-002E	Miami-Dade	\$750,000	Third		EHCl Owes \$10,684 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 Mana Āpts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Half; Eileen Reilly; Denis Russ	SHADP 2009- 009FHSH	Mrami-Dadə	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	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 \$1,788.09 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		SAIL - On 11/25/09, FHFC paid 2001 real estate tax iren on property Valo \$80,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIt, Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2013. Owes 2004-2014 Servicing Rees (Ialo \$51,843.50 plus late charges of \$2,256,68. 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 Barmard; Howard L. Gunn; Gwendolyn B Dawson; Dentse Leavings; Eddye Beard; Ross Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Raplacement Reserve deposits are past due approximately \$4,076 through 3/31/15. T&l 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	N/A	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, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042\$	Les	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$300 due 4/30/15. Reminder notice sent 4/30/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC.	SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st mortgagee. Pasco County HFA bonds serviced by Walker & Dunlop. Per email on 1/1/4/15 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 attorney concerning why all escrow accounts had been zeroed our. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Farmie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHÓP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees t/a/o \$16,982.28. Involce sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Ouval	\$2,500,000	Fir st	ACS/SA	SAIL This Loan Metured 3/4/14. Foreclosure filed with Duval County on 3/3/175. 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 \$2,333.33 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest I/a/o \$98.599. Late Payment Fee of 5% of payment amount (\$4,829.95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due i/a/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due i/a/o \$75,000 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 \$1,00.00 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmoni Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA NA	FHDC	FOIC - 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.
	Lloyd House (VBL	Llayd 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 Barcetona (VBL I)	Villa Barcelona, LLC	Real Estate Management, ELC	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 8/25/12.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees I/a/o S8,250 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, Ogreen	TCEP RFP2010- 04/2009-261C/2010- 039X/2009-508C	Pasco	\$10,973,955	N/A	FHFC/FHDC	TCEP - Owes \$250 lete fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.		PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PEP - Loan matured on 3/11/14, Demand letter sent monthly, last sent 4/30/15, Amount drawn is \$76,356.94.
Sanchez Planning and Development Inc. J. Rojando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Şanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees italo \$2,025 due 5/11/15, including previously past due fees totaling \$1,800. Last contacted the 8orrower 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	Housing Association, Inc.	SAIL 1999-0725	Volusta	\$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 Mofinari; Scott Seckinger	SAIL ELI RFA2014- 103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees italo \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 of \$5,964. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB furture compliance monitoring fees of \$99,849.
SP San Marco GP, LLC Brianne Heffner	San Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-007\$	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees Valo \$4,443,37 due 4/30/15. Reminder notice sent 4/30/15.

		_			Housing Finan Due Report - as	ce Corporation		-	
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Seneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee	Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009- 04/2009-039X	Pinellas	\$12,838,965	Second		TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees #a/o \$6.750. Last contacted the Borrower on 2/2/15.
Tacolcy Economic Development Corp, Carol Gardner	Edison Terraces I	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	\$1,776,000	Second		HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Points Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras; José 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/a/o \$148.80 due 5/1/15 Dwes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments i/a/o \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Patd 5/26/1\$, Owes FHFC HC compliance monitoring fees i/a/o \$10,488. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second		PLP - Loan matured 5/31/08. Amount drawn \$42,973.73, 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11, 12/31/11, Partial Charge-Off 1/a/o \$5,587.44 (parcel value), 9/30/14 Partial charge off 1/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 1991S-033	Miami-Dade	\$1,651,248	First	FHDC	SAIL - Owes 1 partial P&I payment of \$148.80 due 5/1/15. Owes 2014 SAIL Servicer fees i/a/o \$4,300.64 due 4/30/15. Past due notice sent 4/30/15.
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Comerstone Villa Capri III, LLC	RFP 2010-051X/2009- 510C	Collier	\$14,582,575	Second		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

						nce Corporation of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Seneticlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
/olunteers of America of Lo Florida, Inc. Janet M. Stringfellow	Lake City Gabins	Inc.	Susie Towater, Edwin A. Sheperdson, Robert E. Atkins; Alex Bueno; Helen Gutlerrez; David Houssian; Elaine Ruyle; Stephen Tabano; Kristin Andersen; Martha Baker; Dr. Maurice Harvey; Allison Tutwiler; Janet M. Stringfellow	SAIL RFP 2008-01-09	Columbia	\$1,600,000	First		SAIL- Owes 2014 SAIL Servicer fees ita/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Turnbull; Carol Moors; John Moreland; David Housssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second		SAIL-Owes 2014 SAIL Servicer lees i/a/a \$8,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministnes, Ltd., Wiffie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second		PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 4/30/15.

	-			FHFC Foreclosure Report						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip at	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	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Waiker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Натрол 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 Managament		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (flk/a Attentic 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

FHFC Foreclosure Report as of 05/15/2015

				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficlary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/11
First Coast Family and Housing Foundation	Nia Тептасе	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996S-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha m Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trait Apartments, LP	1991L-047	A lac hua	\$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.	2001-034\$	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 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174.625	**	Amerinational	\$174.625	07/05/13
HERD Community Development Corp. Keith Bowers		HERD Community Development Corp.		PLP 2005-097	Вау	\$356,681		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 Sekiempis	Regent	Home America, Inc.		MR1985F	Hilisborough	\$2,755,000	First	First Housing		03/25/91

				FHFC						
				Foreclosure Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia		Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	D5/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Тепасе	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthome Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	19901-020	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	1 0/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L- 162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
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	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

				FHFC						
				Foreclosure Report						
Developer (Contact)	Property Name	Developer	Affiliate/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	Foreclosure Completed / Loan Charged
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,952,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	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	Piceme	Silver Ridge, Ltd.	19941-145	Orange	กส	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hager	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seitzer	_	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 895-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duvai	\$31,441	N/A	Seitzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisie 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	\$1 4,191	09/23/11

				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	Vestoor Fund XVII, Ltd., Vestoor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,480,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Cr ee k)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerly Seltzer, now FHFC/ BONY		07/24/09

				FHFC					_	
Short Sale Report as of 05/15/2015										
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Orfginal 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.; 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. Çanepari	948-031	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	96-001\$		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.	The Richmond Group	95S-044	_	\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc Summerset Village LLC	Transom Developme	2004-094S	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group 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

FHFC Short Sale Report as of 05/15/2015										
Developer (Contact)	Property Name		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
White Oak Real Estate Dev. Corp. Keyin King		While Oak Real Estate Dev, Corp.	White Oak Real Esta	99-060\$	Lee 	\$1,577,726	Second		\$827,726	10/25/2013

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

Nonconforming

Osceola

\$200,000

\$127,535

01/31/08

Sabir, Wilbertt Holloway, Willie Logan

Ösceola County

Osceola County

Osceola County

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



December 19, 2013

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

RE: New Contact

Dear 5teve:

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

Jonathan Del Sol Carlisle Property Management, Inc.

Phone: (305) 357-4742 Facsimile: (305) 476-5240

Email: JDelSoi886@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.

wattnew 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	Miamí
Brownsville Transit Village IV	Miami
Cameron Creek Apartments	Florida City
Charlotte Crossing	Punta Gorda
Christine Cove	Jacksonville
Country Manor	Bowling Green
Country Walk	Wauchula
Crestview Park	1mmokalee
Crestview Park II	Immokalee
Dixie Court	Fort Lauderdale
Dixie Court II	Fort Lauderdale
Dixie Court III	Fort Lauderdale
Douglas Pointe Apartments	Miami
Dr. Kennedy Homes	Fort Lauderdale
East Village (fka Ehlinger)	Davie
Everett Stewart Sr. 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	Miamí
Prospect Park	Fort Lauderdale
Santa Clara Apartments II	Miami
Sea Grape Apartments	Marathon



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

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

COMPOSITE EXHIBIT O

Kate Flemming

From:

Kenny Derrickson

Sent:

Thursday, June 18, 2015 11:07 AM

To:

Jay Friedman

Subject:

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: 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.



Laura J. Cox | Director of Asset Management and Guarantee

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

Visit our website at www.floridohousing.org.

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

From: Jonathan Del Sol [mailto:idelsol886@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 < lwong@apcommunities.com>

Date: Thu, Jun 18, 2015 at 9:46 AM

Subject: FW: New Contact - Carlisle Properties

To: Jonathan Del Sol < idelso 1886@cpmapartments.com >

Cc: "Marilyn Barrera (MBarrera876@cpmapartments.com)" <MBarrera876@cpmapartments.com>

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

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

Thanks, Liz

From: Liz Wong

Sent: Thursday, December 19, 2013 4:54 PM To: Steve Auger (steve.auger@floridahousing.org)

Cc: Kevin Tatreau (kevin.tatreau@floridahousing.org); Laura J. Cox (Laura.Cox@floridahousing.org); Ken

Reecy (ken.reecy@floridahousing.org); Brian McDonough; Jonathan Del Sol; Matt Greer

(mgreer@cpmapartments.com)

Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

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

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

Thanks.

PS: Happy Holidays!

LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

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

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

E-Mail V-Card Website Facebook Twitter LinkedIn



EXHIBIT P

					Housing Finar	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	
Affordabe 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		HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$450 due 6/11/15, including past due fees of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
AIG Globat Real Estate Investment Corp. Douglas Tymins	Palmetio Ridge 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		BOND/RRLP - A CNA was prepared for the property in 9/2014. The assessment recommends an increase of \$7.18 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; Gall Moore- Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees l/a/o \$3,125 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc.,Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	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 tirals \$8,480.90 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 funding
AMR at Pensacola Jim Reeves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-097	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, Sarn	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 et 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	NiĀ	FHFC/SMG	TCEP - Owes \$250 fate 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 Finan	ce Corporation			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 4/30/15, Amount drawn Valo \$325,117,63.
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Ima Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Вәу	\$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 ila/o \$103,255 & RR deposits ila/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.
Brannen 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 til	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - 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		TČEP RFP 2010-04 end 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. Past Due Notice sent 3/30/15.
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Bell Ridge II	Bell Ridge II, Ltd.		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 \$265.50 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 Carliste. Carliste has demonstrated a willingness to pay, however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15 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 Transr Village II	Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCÉP RFP 2009- 04/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee l/ato \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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

	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015												
Developer/Contact	Property Name	Owner Enths	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Servicer/ Trustee					
		Wehneta Palms, Ltd Matthew S. Greer		TCÉP 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 Va/o \$1,560,71 due 4/30/15, Past due notice sent 5/11/15.				

	-				a Housing Final Due Report - as	ice 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 Lloyd Boggio		The Carlisle Group, LLC.	Galf View Gardens, Ltd. TCG Galf View Gardens. Inc. The Cerlisle Group LLC., Lloyd Baggio, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court , LLC., The Carlisle Group Inc., Lloyd Boggio	RFP2006-04-03	Broward	\$1,025,000	Second	SMG	SAIL -Failure to submit copies of monthly statements for T&I and R&R escrew accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-054S	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II alkia Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inaz Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest lieto \$80,688 due 12/31/09, owes 2011 SAIL interest lieto \$31,004,95 due 12/31/12, owes 2013 SAIL interest lieto \$28,676, owes 2014 SAIL interest lieto \$28,676, owes 2014 SAIL interest lieto \$28,437. Owes late fee for 2014 SAIL interest lieto \$1,40 \$1,421.85. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946,80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,083), 3/3/15-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2013 SAIL interest due.
Community Housing Initiative Trust, Inc. Nicole Tenpenny	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1996S-003	Brevard	\$4,348,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Sorrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress.
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Jaseph F. Crassen	HOME 1993HD-001	Palm Beach	\$655,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015, Borrower approved for one year extension at 1/30/15 Board meeting. 2) Escrow payment amount was increased effective 7/1/14 to \$12,070.19 per month due to substantial increase in cost of Insurance, Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this period is \$84,491.33, however, corrower has paid \$47,574.33. This represents a shortage of \$46,957.38. Notifications sent 8/05/14, 8/11/14; 9/10/14; 11/07/14,12/29/14, 02/27/15; 03/16/15 and 4/13/15
Continued on next page.	Ballet Villages II	Ballet Viltages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Palm Béach	\$942,9 <u>9</u> 4	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.

					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, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen; Lyle Howland	SAIL 1995S-011 HC 1996L-007	Palm Beach	\$600,000 N/A	Second N/A	FHIDC/SA	SAIL - Loan matured 1/23/13. Borrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,461.16 due 3/31/15 and 1 monthly escrow payment ifato \$22,813.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,152. Past due notice sent 5/6/15.
Comerstone Group Jorge Lopez	River Oaks Florida City	River Öaks Holdings, Ltd.	River Oaks Holdings, Inc.; Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Lopez	HOME 1994DRHR- 031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 FHFC Board meeting and document modification is in progress.
	Doral Terrace	Cornerstone Group	Cornerstone Doral Terrace, Inc. 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 Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Canbbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	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 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 va/a \$2,063.53 due 4/30/15. Reminder notice sent 4/30/15.
Continued on next page.	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reintoursement va/o \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc lawsuit.
Commed by 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 balloan interest Valo \$50,593,61 due 1/1/15, late fee interest Valo \$224,55 as of 5/16/15. Owes 2/2015, 3/2015, 4/2015, 5/2015 payments Valo \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771,15 as of \$/15/15

					Housing Finan Due Report - aa	ce Corporation of 85/15/2015			
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Servicer/ Trustee	
Continued from previous page. Creative Choice Homes, Inc. Dilip Barol - Corel 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; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second		SMI - Owes balloon interest Va/o \$61,030,94 due 11/15/14, late 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 lifteenth day of each month. Owes late charges and late fee interest for monthly installments lotating \$1,539.65 as o 5/15/15.
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First		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	Citrus	NA	NA NA	FHFC	HC - Owes FHFC HC (RO) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Detray	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- 037 CT/2010-003 CT	Palm Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest via/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	FHDC/SA	HOME - Paid as of \$/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/5/15.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wiffredo Gort, Florentino Almeida, Yunis Segura	SAIL 1991S-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due va/o \$53,453.03 and a VAB patitio has been filled halting tax sale. 2014 Property Taxes are past due va/o \$51,876.88. Delinquent taxes were advertised for Tax Sale on \$7/15 HC - Owes FHFC HC compliance monitoring fees va/o \$6,750. Last contacted the Borrower on 2/2/15.

					Housing Finan	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	
EHDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDOC Pepper Towers Limited Partnership		TCEP RFP 2010-04 / 2009-0926 / 2010- 026CX / 2011-007CX	Miami-Dade	\$2,300,000	Ŝecond	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee i/a/o \$4,982.95 not paid timely, Past Due Notice sent 2/12/15. Third request sent 3/30/15 Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment 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	Richmand 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.
Florids 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	NÁ	NA	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Galdenrule 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 i/a/o \$35,447 12. Demand letter sent monthly last sent 4/30/15.

	Florida Housing Finance Corporation Past Due Report - as of 05/15/2015												
Developer/Contact	Property Name	Owner Entity	Affiliate/Financiel Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee					
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop, Alonza Anderson; Reginald Ansley; Carolyn Laws; William Galnes; 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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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	Due Report - as County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orangé	\$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 replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/6/15.
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L		Nassau	\$3,150,000	Second	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,	Billy G Jenkins; Carolyn A. Jenkins: Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan metured 2/28/11. Demand letter sent monthly, last sent 4/30/16.
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/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/\$A	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/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partmership; 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 2001-074S	Broward	\$2,500,000	Second	\$MG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
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 \$1,747.6 and the May R&R payment in the amount of \$600. Notice sent to borrower on the monthly escrow letter sent out 5/15/15

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.		SAIL 2000-0675	Alachua	\$1,025,000	Second	SMG	SAIL - Past 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 \$3,887 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 filling fee invoice for SAIL cash flow reporting Valo \$500. 7/7/14 sent past due email requesting status update of all outstanding past due items interested above. 1/16/14 sent request for update to all past due items. 1/29/14 sent and for update of past due items on 2/12/15 no response. 4/7/15 sent addition! request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP 11.0	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V LP., JP Morgan Housing Partnership V L.P.,	6AIL 2002-053S	Duval	\$2,000 <mark>,</mark> 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	EastVVind	Marathon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethet; Betty Rondeau		Monroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11, Demand letter sent monthly, last sent 4/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HÖME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3r21/11. 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 Dixon	SAIL 1993-013S	Orange	\$1,670,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/a \$5,175 due 4/30/15 Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Woodcreek Apartments, Inc.; Thomas N. Tompkins	SAIL 1999-077\$	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees Va/o \$7,563,95 due 4/30/15, Reminder notice sent 4/30/15,
Little Haiti Housing Assoc., Inc. Sam Differ	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascel, Nethanial Belcher, Eustache Fleurent, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,525. Demand letter sent 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	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	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 Geil Curtis	lvy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ		Miami-Dade	\$1,000,000	Second		DEMO - Owes replacement reserves for 2013 Va/o \$5,920. Received CtO 7/2013. Monthly deposits of \$1.480 should have been deposited into the replacement reserve account beginning £/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 Va/o \$17,750.
	The Allen	MBCDC: The Allen LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008-002E	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 Āpts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	Q09FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves italo \$45,900 as of 12/31/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Llen-Position	Serviceri 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	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; Lizzie Thomas; Elvella Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL • On 11/25/09, FHFC peid 2001 real estate tax lien on property t/e/o \$60,652,48. 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 t/a/o \$51,843.50 plus late charges of \$2,265.66. On 3/3/15 notice was sent to borrower regarding unpaid fees
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnofia Walk II	Magnotia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denisa Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HG 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHIDC	SAIL - Replacement Reserve deposits are past due approximately \$4,076 lhrough 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 Carp 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	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 LLC	Deepak Israni; Ashok Israni	SAIL 1994-0425	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees valo \$300 due 4/30/15. Reminder notice sent 4/30/15
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP. LLC,	SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for 12/2014 & 1/2015 monthly payments to 1st mortgagee, Pasca 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. 2/12/16 emailed 1st lender and BOND trustee for an update to the past due amounts 4/6/15 spoke with 1st Lender attorney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
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 Va/o \$16,982.28. 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.
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Reverwood Apartments, LLC	Thomas Stanley	SAIL 1996\$-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 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 6% of payment amount (\$4,829.95) 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 \$6,250.00; 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	NA NA	FHDC	FDIC - Past due servicer (ses 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 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 confected the borrower on 6/25/12.
	Villa Barcelona (VBL 1)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NÁ.	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	Manates	NA NA	NÁ	FHFC	HC - Owes FHFC HC compliance monitoring fees va/o \$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	TCEF - 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., Natheniel 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	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 o Seville	f Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL- Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.

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Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	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 Valo \$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 MMR8 furture compliance monitoring fees of \$99,849.
SP San Marco GP, LLC Brianne Heffner	San Marco II		David J. Page; SP San Marco GP, LLC	SAIL 2002-007S	Palm Beach	\$905,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees \$2/0 \$4,443.37 due 4/30/15. Reminder notice sent 4/30/15.
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor		Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009- 04/2009-039X	Pìnellas	\$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	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsbarough	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees Valo \$6,750. Last contacted the Borrower on 2/2/15.
Tacolcy Economic Development Corp. Carol Gardner	Edisor, Terraces II	Edison Terraces II, Ltd.	Tacolcy Economic Development Corporation, Inc.; Carol Gardner, Angela R. Kelly, Moses Florance; Cheryl A. Nemrod; Heidi Rigby, Tangie 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 Points Apartments, Inc.	Albert Sueiras; Jose E Rodriguez, Padro D Glaria	HCME 1993HD-014 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A	FHDC/FHFC	HOME - Owes 1 partial monthly P&I payment i/a/o \$148 60 due 5/1/15 Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 5/30/14. Owes 3 quarterly replacement reserve 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 5/26/15. Owes FHFC HC compliance monitoring fees i/a/o \$10,468. Last contacted the Borrower on 2/2/16.
Universal Truth CDC Rose Mincey	Unive/sal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/09. Amount drawn \$42,973.73. 1 of 5 percets securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11. Partial Charge-Off i/a/o \$5,587.44 (parcel value), 9/30/11 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, Tairnadge W.; Gross, Oliver L.	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 partiel P&I payment of \$148.80 due 5/1/15. Owes 2014 SAIL Servicer fees Valo \$4,300.64 due 4/30/15 Past due notice sent 4/30/15.

						nce Corporation s of 05/15/2015			
Developer/Contact	Property Name	Owner Entity	Beneticiaryierincipal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Villa Capri III Associates, Ltd. Mara Mades	Villa Capri Phase III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC: Comerstone Villa Capn III, LLC	RFP 2010-051X/2009- 510C	Collier	\$14,58 2,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financiels and SR-1 form by 4/30/15, Late fee invoice sent out on 5/13/15,
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake Ĉity Cabins	Volunteers of America of Florida, 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 ita/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Velerans find	Thomas Turnbult, 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 ita/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	\$590,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 4/30/15.

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

				FHFC						
				Foreclosure Report						
				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seitzer Management / Seitzer Management / Wells Fargo		11/13/09
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	Florida Housing	\$237,983	4/44/ 11
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996\$-014	Duvat	\$660,000		AmeriNational /	\$632,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingha in Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing	_	11/23/09
Flournoy Development Company Randali Jones	Hillmoor Village &	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 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
	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	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Вау	\$366,681		Seltzer	\$334,522	08/20/14

FHFC Foreclosure Report as of 05/15/2015

				as 01 05/15/2015						
Developer (Contact)	Property Name	Developer	Affillate/Financial Beneficiary/Princip al	Funding Source(s)	Совяту	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	Giffard Groves	Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Gløde		Spring 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	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234,30	Second	Florida Housing / Nations	\$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	\$200,165	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avaion Apartments	Jesse Jones and Associates	Avaion Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	19901022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rurat Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curlis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocafa 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

FHFC Foreclosure Report as of 05/15/2015

				as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsbarough	\$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	SAFL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskler	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. 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	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pineilas Village, Ltd.	19901-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	905-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing 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 Hardea	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

FHFC Foreclosure Report as of 05/15/2015 Property Name Funding Source(s) Developer Developer Affiliate/Financial County Original Loan Servicer/ Credit Lien-Principal Amount Foreclosure (Contact) Beneficiary/Princip Amount or HC Position Underwriter / Charged Off Completed / allocation Trustee Loan Charged Off The Arlington, LP, Tony King Arlington The Arlington, LP Arlington Brencor, MR2004G Duval \$11,575,000 First 07/14/11 AmeriNational 2004-502C Services / AmeriNational Services / Wells Fargo Oaks @ Omni The Carlisle Group, Inc. The Cartisle Group, Inc. The Oaks at Omni. 2001-025C Lee \$1,200,000 N/A Seltzer 08/07/09 Management TCG Sherwood Carlisle Lakes (1 The Carlisle Group, Inc. 2001-0215/2001-\$950,000 The Carlisle Group, Inc. Hillsborough Second First Housing 08/10/09 (Sherwood Lakes) Lake, Ltd. 528C Lloyd Boggio Universal Truth CDC Universal Homes Universal Truth CDC Universal Truth PLP 00-016 Miami-Dade Approx. \$1,638,498 FHFC 514,191 09/23/11 Second lope. Rose Mincey Vestcor Development Riley Chase Vestcor Development Vestcor Fund XVII. MR1999L182 AmeriNational/ 11/09/09 Sarasota \$13,460,000 First Corporation Corporation Ltd.. Vestcor \$13,460,000 BONY Partners XVII, Inc. GUAR \$13,000,000 Steve Frick 2000-510C Abidjan Estates We Help CDC We Help CDC; Dr. PLP 2000-027 FHFC/SA \$374,115 05/01/15 We Help CDC Palm Beach \$498,820 Fourth D.M. Walker White Oak Real Estate Summer Palms (aka White Oak Real Estate Brandon Creek MR2000 P/2000-Hillsborough \$15,800,000 First First Housing/ 01/21/09 Brandon Creek) Development Apartments, Ltd. \$808,937 BONY Development 534C Paula J. Ryan Whitemark, Inc. Woodbridge-Orlando Whitemark, Inc. MR1985JJ \$6,000,000 First 06/25/91 Orange First Housing Larry White Worthwhile MR2001E1&2 / Collier \$19,710,000 02/22/11 Worthwhile Development Heritage Worthwhile First First Housing / Development Development III Ltd. 2001-518C BONY Bryan Townsend Worthwhile Development Nelson Park Worthwhile Worthwhile MR2000A1&2 Lake \$16,055,000 First First Housing/ First 02/15/11 Development \$16,055,000 Development IV, Housing / BONY Bryan Townsend Ltd., Worlhwhile GUAR \$15,445,000 Development IV, 2001-522C Inc. Worthwhile Development Sarah's Place Worthwhile Worthwhile MR1997L \$12,560,000 Lake First Seltzer 06/23/10 Bryan Townsend Development Development II, \$12,560,000 Management/ Ltd., Worthwhile GUAR \$12,150,000 BONY

1999-502C

Development II, Inc.

				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
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development	Worthwhile Development, Ltd., Worthwhile Development, Inc.	MR1997A \$15,625,000 GUAR \$15,029,000 1997L-503	Orange	\$15,625,000	First	Formerty Seltzer, now FHFC/ BONY		07/24/09

		_		FHFC Short Sale Report as of 05/15/2015	_	_			_	
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	945-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-093\$	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	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.	The Richmond Group	95\$-044		\$1,550,000	Second	_	\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. — Summerset Village LLC	Transom Developme	2004-0945	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012

				FHFC Short Sale Report as of 05/15/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC alfocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Villas of Capri	Villas of Capri	Read Property Group LLC		96DHR-016	Collier	\$2,585,000			\$2,385,D0D	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
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-050S	Lee	\$1,577,726	Second		\$627,726	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	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08	_	\$204,000	First	_	\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97.177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000	_		\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

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	SĀ Notes: No longer in default	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County		Nenconforming	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 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	1		\$105,186	09/26/08

EXHIBIT Q

					ousing Finance	•			<u> </u>
			Affiliate/Financial		e Report - as of	10/02/2015 Original Loan	Lien-		
Developer/Contact		Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Amount	Position	Servicer/ Trustee	
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance munitoring fees valo \$450 due 5/11/15, including past due fees of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/2015.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Ornega Freedom Ministries Inc. Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,186	Second		SAIL - Past due for July. August and September Tax and Insurance payment totaling \$2,758.12 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 bollect past due payments have been made with no response. Sent small to get update to past due items 5/14/15. Per email from developer the property has had many financial setback and is currently looking for help with funding, 5/27/15 and 6/3/15 - e-mail reminders sent out to borrower concerning past due payment. Borrower has requested all past due payments be paid out of ODR account. Sent email to FHFC on 8/27/15 to request permission to transfer funds. Per Karla Brown at FHFC they are discussing this internally to try to approve the fund transfer
AMR at Pensacola Jim Reeves	Belmont Duplexes	A.M.R. Pensacola	A.M.R. Pensacola	SAIL 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 Response.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSolo	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sant email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. Amount drawn Va/o \$325,117.63.
Atlantic Housing Partners LLLP Jay Brock	Covingtan Club	Atlantic Housing Partners, LLLP	Covington Club Group Managers LLC; Atlantic Housing Partners; Jay Brock; Paul Missigman; Tricla Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Allantic Housing Partners LLLP; Hammock Harbor I Managers LLC; Jay Brock	HOME RFP 2009-03	Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee lotaling \$1,825.43 due 10/1/15.

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Developer/Contact	Property Name	Owner Entity	Beneticiary/Frincipal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	
Atlantic Housing Partners LLLP Tricla Doody	Fountains on Falkenberg	Affantic Housing Partners, LLLP	Fountains at Falkenberg II, LLLP; SAS Fountains at Falkenberg II Managers; Atlantic Housing Partners; Concord Management LTD; Tricia Doody	HOME RFP 2009-03	, Hillsborough	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15
	Beach Village at Palm Coast	Atlantic Housing Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Partners; Tricia Doody; Beach Village at Palm Coast I Managers	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. Clerno; Joseph F. Chapman, IV; Jeannette B. Chapman; Lauretta J. Pippin; Robert F. Henry, Ill; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers		Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15. Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late lee totaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC	Gorman & Company, Inc.; Gary J. Gorman; Joyce S. Wuetrich; Patrick Patrello	TCEP RFP 2009-103C 2010-011CX	Monroe	\$1,800,000	First	FHDC	TCEP - Owes 1 monthly replacement reserve payment of \$900 due 9/30/15. Owes 1 monthly escrow payment of \$8,395,75 due 9/30/15 Reminder notice sent 9/25/15.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys I & II	Brannon Group, L. C. & Co., The		SAIL 1993-HRR-021	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress
D. Reid Grainfoll	Keys III	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Miaml-Dade	\$1,481,200	Second	FHDQ/SA	SAIL - Loan matured 1/31/15. Sorrower'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	Carliste Development Group	Palafox Landing Ltd.; Carliste Development Group; CEII Palafox, Inc; COG Palafox Landing, LLC; Elizabeth Wong; Brian McDonough	HOME RFP 2009-03	Escambia	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$894.45 due 10/11/15.

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Developar/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Cartisle Development Group Lloyd Boggio	Charlotte Crossing	Development Group	Carlisle Development Group; Charlotte Crossing, LTD; TCG Charlotte Crossing, LLC; Lloyd Boggio; Brian McDonough	HOME RFP 2009-03	Charlotte	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825 43 due 10/1/15.
	Bell Ridge II Bell Ridge II, Ltd.		TCG Bell Ridge II, LLC	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second		BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The 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 (BAMIL) request for plan. However, after further correspondence with BAMIL 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 BAMIL side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAMIL 2/13/15. Rec'd update from BAMIL 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 BAMIL. BAMIL is ordering PNA first week of July 2015. Completed PNA rec'd Aug 2015 indicating new RR req of \$626.25/unit. BAMIL working with client and bank counsel to confirm acceptance of increase (client refused to execute prior agreement). Emailed BAMIL for status update 9/9/2015 & 10/2/2015. No response to dete.
	Magnolia Grossings	Bell Ridge II, Ltd.	TCG Ball Ridge II, LLC Carlisla Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to 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 Carilsle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. Mirrors 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	Tripte Oaks II a/k/a Omega Villas	Omega Villas Apts, a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Manilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,688 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1,421.85. Borrower remains past due for reserves 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 Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Community Affordable Supported Living, Inc. Scott Eller	Coalition to Assist Supported Living, Inc (CASL)	Coalition to Assist Supported Living, Inc (CASL)	Community Affordable Supported Living, Inc (CASL): Charles Richards; Scott Eller, Rebecca Stoner, Steven 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; Manatae	\$1,020,080	Second	FHFC	DEMO - Öwes 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 19955-045	Duval	\$288,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,585.80 as of 12/31/14.
	Willow Brook Village		Community Housing Initiative Trust, Inc.	SAIL 1996\$-003	Brevard	\$4,348,848	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the October 30, 2014 FHFC Board meeting and document modification is in progress. A default notice was last sent on 09/30/15, 2014 Late Fee \$500 for Failure to provide SR-1. Over 30 days Past Due Reminder sent 10/2/2015.
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	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 \$4,956.01 each due 6/30/15-7/31/15 & 2 monthly escrow payments of \$4,956.01 each due 8/31/15-9/30/15. Total amount due is \$20,491.43. Past due notices sent 9/25/15.
	Vista Del Lágo	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	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 - Corel Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments. Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Hornes	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/ŠA	SAIL - Loan Matured 12/1/14; borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board. Demand letter sent monthly, last sent 9/30/15. Borrower's updated request for extension of the loan going to Oct. 30 Board meeting for approval.
	Vista Palms (fka; Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes partial September 2015 payment Valo \$1,350.47.
<u>.</u>	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOMÉ 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mongage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made 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.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC: N8 Holdings Management, LLC; Naimisha Barot	SAIL 1989S-084	Monroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is going 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. Dilip Barot - Corel 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	HOMÉ 1992FH-004-R2	Pałm Beach	\$300,000	Second	FHDC/SA	HOME - Loan matured 8/6/15. Demand letter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is going to Oct. 30 Board meeting for approval.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 1991S-029 HC 1990L-031	Miami-Dade ⁶	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - Owes 1 monthly P81 of \$2,573.12 due 10/1/15. Reminder notice sent 9/25/15. 2014 Property Taxes have gone to sale and tax certificate has been issued. Redemption amount for 2014 taxes through 9/30/15 is \$56,032.05 plus interest and fees. HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Piace	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-Tefl	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn Va/o \$184,551. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Jeffrey R. Connolly	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	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	NÁ	NA	FHDC	FDIC - Owes FHFC Administration Fees Valo \$25,389,96, including \$12,634,16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 5/20/15.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn valo \$36,447.12. Demand letter sent monthly, last sent 9/30/15.
Grace and Truth Community Davelopment Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop, Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 6/19/14, Demand letter sent monthly, last sent 9/30/15. Amount drawn: \$649,989.40,
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.		Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1 Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14, 12/29/14 & 10/2/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan malured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	Report - as of '	Original Loan Amount	Lien-	Servicer/ Trustee	Comments
Harris Group, Inc. Cathy Harris	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris		Duval	\$719,699	First		SAIL - Owes 1 monthly P&I payment I/a/o \$4,446.28 due 10/1/15. Reminder notice sent 9/25/15.
	Liberty Center II	Liberty Center II, Ltd.	Harris Group II, Inc.; Cathy Harris	SAIL 1993S-054	Duval	\$1,429,329	First	FHDC	SAIL - Owes 1 monthly principal payment i/e/o \$4,132,17 due 10/1/15. Reminder notice sent 9/25/15
	Liberty Center III	Liberty Center for the Homeless, Inc.	Cathy Hams; Larry Tripping; 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 Kincaid	HC 1990-071	Hendry	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees valo \$450 due 5/11/2015, including a past due amount of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kinceld	SAIL 1995S-030 HC 1996L-010	Palm Beach	\$369,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent 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 Lauderdale	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 email on 9/16/15 and 9/26/15. Per email received 10/2/15 the checks were mailed 10/1/15 but as of 10/2/15 we have not received them.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village 1 Apartments	FDIC-AHDP	Hillsborough	ŊĀ	NA	FHDC	FDIC - Past due servicer fees Va/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Jennings Development Corp, Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	ironwood Associates, Ltd.; Ironwood partners, Ind.; Ironwood Associates, Ind.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Ind.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second		SAIL - Past Due i/a/o \$8,859.00 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest iao \$3,887.00 due by 8/31/12 in addition to the late payment charge i/a/o \$194.35 due immediately. Sent email for update on past due items 5/14/15, 8/24/15 and 10/2/15.
Key West Housing Authority J, Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Immines County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker, Dennis J. Wardlow, James R. Dean; Harry L. Bethel; Betty Rondeau		Manroe	\$4,214,629	Third	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, fast sent 9/30/15.
	Tropical Iste	Housing Finance Authority of 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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			Affiliate/Financial		Report - as of 1	10/02/2015 Original Loan	∐en-		
Developer/Contact	Property Name	Owner Entity	Beneficlary/Principal	Funding Source(s)	County	Amount _	Position	Servicer/ Trustee	Comments
Lakeland Housing Authority Herbert Hemandez	Bonnet Shores	Lakeland Housing Authority	Lakeland Housing Authority: Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hemandez; Benjamin Stevenson; Richard Richardson, Bernice Evans; Eddie Halt; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second		HOME (ARRA) - Owes Interest and late fee totaling \$2.063,69 due 10/1/15 Interest paid on 10/22/15. Owes late fee I/a/o 98,27
	Paul Colton Villas	Lakeland Housing Authority	Lakeland Housing Authority; Paul Colton Villas GP, Inc. Colton Meadow GP, LLC; Herbert Hemandez;	HOME RFP 2009-04	Polk	\$115,900	Second		HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15. Interest paid on 10/22/15. Late fee i/a/o \$86.93 due.
Leland Enterprises, Inc. Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.		SAIL 1993\$-013	Orange	\$1,670,000	Second		SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees i/a/o \$5,175 plus a 5% late charge of \$259.75 due 4/30/15. Past due and reminder notices sent monthly last sent 9/25/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardın III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniet Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Dilfer	PLP 2005-087	Miami-Dade	\$435,450	Second		PLP - Loan matured \$/4/10. Amount drawn is \$218,526. Demand letter sen monthly, last sent 9/30/15.
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 less if a/o \$2,100. Last contacted the owner on 2/25/15.
	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W, Curlis, Steve W. Scott, John M. Curlis	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A		SAIL - Foreclosure sale occurred 6/19/14. Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11. Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/14. Owes FHFC HC compliance monitoring fees lia/o \$3.000, including \$1,500 due for prior years. Last contacted the Borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J. Mannausa	SAIL 2000\$-049	Manatee	\$1,824,680	Second	FHDC	SAIL - Owes \$58,895 plus a 5% late charge of \$2,944.80 for 2014 SAIL. Interest due 8/31/15. Past due notice sent 9/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatriz Cuenca-Barberio; Alan Hall; Donna Gunither; Comell Crews; Jo Asmundsson; Tamra Sheffman	HOME 1994DRHR-022	Miamı-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833,33 due 10/1/15 Owes 1 late charge of \$41.67 for the 9/1/15 principal payment. Reminder notice sent 9/25/15. Borrower has failed to provide proof of RR deposits for July and August I/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)	Report - as of	0riginal Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Miaml Beach Community Development Corp. Beatrice Cuenca-Barberio	Mendian Place (fka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Mismi Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reitly; Denis Russ	DEMO 2001/08-006HL	Miamí-Dade	\$1,000,000	Second		DEMO - Owes replacement reserves for 2013 itala \$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 itala \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Berberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008E-002	Miami-Dade	\$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 9/25/15.
	Villa María 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	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.
Mt. Carmel Gardens, Inc. Helen Werking, President	Mt. Carmel Gardens	Mt. Carmel Gardens, Inc.	Mt. Carmel Gardens, Inc.	HOME 1997HR-014 EHCL 1997E-002 EHCL 2006E-003	Duval	HOME \$1,637,763 EHCL \$197,199 EHCL \$479,761	Second Third Fourth	ACS/SA	EHCL - Third Mortgage (EHCL) matured 8/23/15.
NOAH Development Corporation Camili S. Munnings, Sr.	Dovetand Villes	Noah Development Curporation	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 \$1,788.90 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; Tonjil Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers: Lizzie Thomas; Elvella Merjivar	SAIL 1998S-D49	Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on properly i/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 \$64,266,00 plus late charges of \$2,388 79. On 9/1/15 notice was sent to borrower regarding unpaid fees. Owes replacement reserves payments for August 2015 and September 2015 i/a/o \$366.67.
Norstar Development USA, LP Stephanie Baker	Renaissance Preserve	Norstar Development USA, LP	Norstar Development USA, LP; Nordev, Inc.; Stephanie Baker, Brian McDonough	HOME RFP 2009-04	Lee	\$95,107	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$763.95 due 10/1/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	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 \$15,978 through 8/31/15. Tall 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.		SÁIL 1999S-079	Pasco	\$2,000,000	Second	SMG	SAIL - Past Due for December & January monthly payments to first mortgagee, Pasoo County HFA bonds serviced by Walker & Dunlop. Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding, 2/3/15 - received copy of first lender default notice dated 1/27/15, 2/3/15 - sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts, 4/8/15 spoke with 1st Lende attomey concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Notice of Lis Pendens and Complaint filed 4/8/15. 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, Teerapom W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees Va/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring
Ravenwood Apartments, LLC Thomas Stanley	Raverwood Apartments	Ravenwood Aparlments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I 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 5/1/13 forward. Past Due for 2011 SAIL interest Va/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 pust 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. 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 Massagement, LLC Richard Willie	Belmont Gardens (VBL 1)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FOIC - 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 8/25/12.
	Lloyd House (VBL (I)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Eşcambla	NA NA	NA	FHDC	FDIC - Past due servicer fees I/a/a \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Vilta Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHOC	FDIC - Past due servicer fees 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.

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Developer/Contact	Property Name	IOwner Entity	Affiliate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Reliant Group Hans Juhle	Woodbury aka Eden Pointe		Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,250. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments		Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn is \$76,358,94.
St. Thomas Properties, LLC	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A		HC - Owes FHFC HC compliance monitoring fees valo \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Mlami Beach Mouel Del Campillo	Steven E, Chaykin Apartments	The HA of the City of Miami Beach	The HA of the City of Miami Beach; Miguel Del Cempillo	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 fixa Stenstro Road Senior Village		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	Hardes	\$4,045,368	Second	SMG	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on \$731/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 9/21/15 due immediately.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth COC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42.973.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off 1/a/o \$5.587.44 (parcel value). 9/30/14 Partial charge off 1/a/o \$8.604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Housing Limited	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 P81 of \$2,148.02 due 10/1/15. Reminder notice set 9/25/15.
	M&M Maison II	M & M Maison II, Ltd.	GMUL, Inc.; The Urban League of Greater Miami, Inc.; Talmadge W. Fair, Linda Payne; Khalid Salahuddin; Valerie Davis Bailey; Marcia Saunders; Oliver L. Gross; R. Launita Gaiter	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., Wille 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 9/30/15.

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				Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006- 509C	Duyal	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Setterman	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	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	GED 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. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duyal	\$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	Osceola	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09

Foreclosure Report as of 10/02/2015 Affiliate/Financial Funding Source(s) Developer Property Name Developer County Original Loan Lien-Servicer/ Credit | Principal Amount Foreclosure Beneficiary/Princip Position Amount or HC Underwriter / Charged Off Completed / (Contact) allocation Trustee Loan Charged Off ECCLT Affordable Escambia County PLP 05-091 Original \$500,000 Florida Housing \$237,983 Escambia County Community Escambia County Escambia Second 4/44/11 Housing Development Community Land Trust, Community Land Disbursed \$237,983 Land Trust, Inc. Phase I Trust, Inc. Q.J. Rember First Coast Family and VCP-Housing 1996S-014 \$580,000 AmeriNational / \$632,350 06/06/08 First Coast Family and Housing Nia Terrace Duval Housing Foundation Foundation, Inc. Foundation First Florida Equities. Lancelot/Nottingha 1990L-032 Duval \$67.029 N/A First Housing 11/23/09 First Florida Equities, Inc. Laurel Oaks m Apartments, Ltd. Inc. Flourney Development 1990L-035 \$509,255 N/A First Housing 11/29/10 Hillmoor Village I & II Hillmoor Saint Lucie Flournoy Development Company Townhomes, Ltd. & 1995L-054 \$501,410 Company Hillmoor Randall Jones Townhomes Phase II, Ltd. Alachua 12/11/12 Flournoy Development Tree Trail Apts Flourney Development Tree Trail 1991L-047 \$418.003 N/A Seltzer Apartments, LP Company Сотралу Randall Jones 2004-054H First \$1,127,147 06/08/09 Brandywine Court, Duval Original \$2,000,000 First Housing Greater Miami Neighborhoods Brandywine Court Apts Greater Miami Neighborhoods LLC Disbursed Russell Sibley, Jr. \$1,245,947 \$2,567,723 07/12/10 Island Place 2001-0345 Miami-Dade \$2,567,723 Seltzer Island Place Greater Miami Second Greater Miami Neighborhoods Neighborhoods Apartments, LLC. Management Russell Sibley, Jr. \$2,450,000 10/19/09 Landings at Boot Ranch Gulf Landings Boot Ranch West. 1995 K \$11,700.00 Pinellas Bonds/GTY First Seltzer Gulf Landings Development West Development Corp. Ltd. GUAR \$11,274,260 \$11,700,000 Second Managemen// Corp. 96S-010/95L-504 SAIL \$2,450,000 Wells Fargo Joe Borda

FHFC

CWHIP 2004-037

1993L-093

1994L-147

MR1985F

PLP 2005-097

Gifford Groves Ltd.

Affordable Housing.

Spring Glade

Ltď.

\$174,625

\$366,681

\$544,517

\$95,496

\$2,755,000

N/A

N/A

First

Bay

Indian River

Hillsborough

Hillsborough

Amerinational

Seltzer

First Housing

First Housing

First Housing

Hammon Park

Jackson Place

Gifford Groves

Spring Glade

Regent

HERD Community

Development Corp.

Heritage Affordable

Heritage Affordable

Home America, Inc.

Development, Inc.

Development, Inc.

Hammon Park

Development, Inc. Paul C. Steinfurth

Heritage Affordable

Development, Inc.

Home America, Inc.

Paul C. Steinfurth

Vincent Bekiempis

Corp. <u>Keith Bowers</u> Heritage Affordable

HERD Community Development

07/05/13

08/20/14

07/27/11

10/19/09

03/25/91

\$174,625

\$334,522

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				Foreclosure Report as of 10/02/2015						
Developer (Contact)	Property Name		Affillate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia		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	Avaion Apartments, Ltd.	1993L- 016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, 1.td.	1990L-022	Alachua	\$45, 2 92	N/A	Rura! 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 Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006- 05	Highlands	\$847,143	Second	Seltzer	\$278 ,061	12/08/11
Letand Enterprises, Inc. Ken Dixon	Silver Pines	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 1998L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		19931-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Balle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seitzer Management		04/16/03
MMA Finaπcial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n,a,	N/A	First Housing		08/04/10

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				Foreclosure Report						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	as of 10/02/2015 Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged
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	Şeltzer	\$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	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		D5/1993
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.	19901-057	Pinellas	\$334,826	N/A	Şeltzer		05/29/12
Reliance-Magnolía 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	Selfzer		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
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd,	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09

FHFC Foreclosure Report as of 10/02/2015											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off	
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09	
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth	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	Fìrst	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	Hilisborough	\$15,800,000 \$808,937	First	First Housing/ BONY		D1/21/09	
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91	
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11	
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11	
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10	
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 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		Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Woffe; 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		GHG Riverview. Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-0935	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-0015		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry	-	Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAÎL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,82 2,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.	The Richmond Group			\$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	10/25/20 13
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 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		\$33 7,500	Second		\$231,001	10/15/2001

				FHFC Short Sale Report as of 10/02/2015						
Developer (Contact)	Property Name		Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	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	99-0608	Lee	\$1,577,726	Second		\$827,726	10/25/2013

FHFC Other Writeoff Report as of 10/02/2015 Original Loan Affiliate/Financial Funding Source(s) County Lien-Servicer/ Credit | Principal Amount | Date Charged Developer Property Name Developer Charged Off Off Beneficiary/Princip Amount or HC Position Underwriter / (Contact) allocation Trustee \$5,070 12/30/02C. N/A N/A IN/A PLP A-06-02-11-\$209,868 N/A Alachua Rural Housing, Inc. 80 Polk First Housing \$802,138 12/31/10 Bruce L. Parker Sunrise Bay fka Bruce L. Parker Country Lakes 89-001S \$1,350,000 2nd Apts., Ltd. 90L-016 Country Lakes \$614 12/30/2002 PLP A-51-04-20-08 \$204,000 First N/A N/A Clay County Affordable Housing, Inc. \$23,063 12/30/02 PLP A-15-03-22-08 \$30,750 First Columbia Housing, Inc. N/A N/A N/A \$97,177 First \$97,177 12/31/2010 Richardson Place The Consortium PLP 2000-041 Consortium Consortium Development, Inc. Development Group Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer. Steve Chitwood \$151,502 12/30/2002 N/A PLP A-15-06-58-\$400,000 N/A Farmworkers Assn. Central N/A Florida, \$260,000 01/10/13 Sarasota \$290,000 Good Homes of Manasota Good Homes of Good Homes of Nonconforming Manasota Manasota N/A 01/09/03 John D. Carver, Jr. 1990L-021 \$22,496 Rural Pinewood Villas, Levy John D. Carver, Jr. Pinewood Villas Development Ltd. \$45,968 Emily Millett, PLP 2003-061 \$45,968 Unsecured 12/31/2010 Lutheran Social Leon Lutheran Social Services of Supportive Housing -William H. Taylor, Magnolia Acres Services of North North Florida, Inc. Mary Hafner James T. Freeman Florida, Inc. \$914,532 06/23/11 Seitzer Bear Creek Mannausa Bear Creek of Naples 93S-045, 94L-005 Collier \$1,225,000 2nd Mannausa Development Development Company Сотрапу Tom Mannausa \$282,038 12/31/2010 PLP 2000-026 Miami - Dade \$282,038 Unsecured SA Notes: No Westview Terrace Opa-Locha Community Opa-Locha Opa-Locha Community Development Community longer in default Development Corporation Corporation Development Stephanie Williams-Baldwin Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbertt Holloway, Willie Logan \$127,535 01/31/08 Osceola County Nonconforming Osceola \$200,000 Osceola County Osceola County

Other Writeoffs Report - Page 1 of 2

FHFC Other Writeoff Report as of 10/02/2016											
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off	
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	_	SAIL 1991-020S	_	\$2, <mark>858,783</mark>	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	

COMPOSITE EXHIBIT R

From:

Jonathan Del Sol <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 < Janet. Peterson@floridahousing.org>

Date: Thu, Nov 5, 2015 at 2:11 PM

Subject: Fw: FW: New Contact - Carlisle Properties

To: Kenny Derrickson < Kenny. Derrickson@floridahousing.org >

Cc: Laura Cox < Laura. Cox @floridahousing.org >, David Hines < David. Hines @floridahousing.org >, Jonathan

Del Sol < idelsol886@cpmapartments.com>

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 < idelsol886@cpmapartments.com >

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

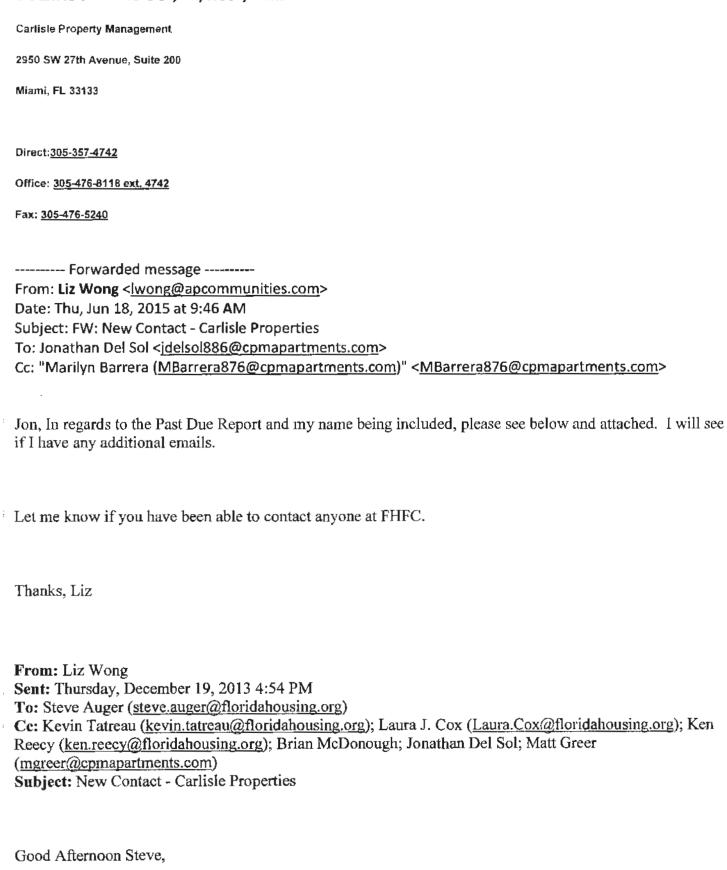
Fax: 305-476-5240

On Thu, Jun 18, 2015 at 10:03 AM, Jonathan Del Sol < idelsol886@cpmapartments.com > 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



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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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	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hemando	N/A	N/A		HC - Owes FHFG HC (RD) compliance monitoring fees visio \$450 due 5/11/15, including past due fees of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/2015.
Alpha and Omega Frzedom Ministries Inc. Judd K. Rath	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc. Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,196	Second		SAIL - Past due for Juty, August and September Tax and Insurance payment totaling \$2,759.12 and June, July, August and September Replacement Reserve Escrow totaling \$1,700.00. Past due for the 2014 SAIL servicing fee in the amount of \$6,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15, Per email from developer the property has had many financial setback and is currently looking for help with funding. 5/27/15 and 6/3/15 - e-mail reminders sent out to borrower concerning past due payment. Borrower has requested all past due payments be paid out of ODR account. Sent email to FHFC on 8/27/15 to request permission to transfer funds. Per Karla Brown at FHFC they are discussing this Internally to try to approve the fund transfer.
AMR at Pensacola Jim Reeves	Belmont Duplexes	A.M.R. Pensacola	A.M.R. Pensacola	SAIL 1996S-004	Escambia	\$328,500	Second	ACS	SAIL - 2014 Late Fee \$500 for Failure to provide SR-1, Over 30 days Past Oue 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	\$MG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts, Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements, Developer will not provide statements. Sent follow up on 10/2/15, No Response.
Arcadia Housing Authority Becky Sue Mercer	Cypress Senior Village	Cypress Senior Village, LLC	Arcadia Housing Authority	PLP 2005-075	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Somower sent small staling they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. 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; Attentic Housing Partners; Jay Brock; Paul Missigman; Tricia Doody	HOME RFP 2009-03	Seminale	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Atlantic Housing Partners LLLP; Hammock Harbor I Managers LLC; Jay Brock		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	Affillate/Financial Beneficlary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments
Atlantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg	Atlantic Housing Partners, LLLP	Fourtains at Falkenberg II, LLLP; SAS Fountains at Falkenberg II Managers; Atlantic Housing Pertners; Concord Management LTD; Tricia Doody	HOME RFP 2009-03	Hillsborough	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
	Beach Village at Palm Coast	Atlantic Housing Partners, LLLP	Beach Village at Palm Coast, LTD; Atlantic Housing Pariners; Tricia Doody; Beach Village at Palm Coast I Managers	HOMÉ RFP 2009-03	Flagler	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$1,825.43 due 10/1/15.
Bay Equity Investments Ronnie H. Adams	San Jose Apts of Seminole	San Jose Apts of Seminole, Ltd.	Royal American Development, Inc.; Bay Equity Investments, Inc.; Clifford S Clemo; Joseph F. Chapman, IV; Jeannette B. Chapman; Lauretta J. Pippin; Robert F. Henry, III; Ronnie H. Adams; Imna Burden; Davina Gordon; Thomas K Bowers		Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15, Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, ££C	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 escrew payment of \$8,395.75 due 9/30/15, Reminder notice sent 9/25/15.
Brannon Group, L. C. & Co., (The) D. Reid Brannon	Keys & II	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
D. New StateOit	Keys III	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
Carliste Development Group Elizabeth Wong	Palafox Landing	Carlisle Development Group	Palafox Landing Ltd.; Carliste Development Group; CEII Palafox, Inc; CDG Palafox Landing, LLC; Elizabeth Wong; Brian McDonough	HOME RFP 2009-03	Escambia	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$894.45 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
Carlisle Development Group Llayd Baggia	Charlotte Crossing	Cartisle 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.
	Bell Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second		BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2.519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. BAML is ordering PNA first week of July 2015. Completed PNA rec'd Aug 2015 indicating new RR req of \$626.25/unit. BAML working with client and bank counsel to confirm acceptance of increase (client refused to execute prior agreement). Emailed BAML for status update 9/9/2015 & 10/2/2015. No response to date.
	Magnofia Grossings	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carilsle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2.519.16/mo.) from \$255.50 per unit (\$1.022/mo.). The borrower did not respond to 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 awalting legal counsel to concur with increase. Therefore, increase has been delayed. Request for slatus 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. Mirrors Bell Ridge II. BAML requesting PNA October 2015. Emailed BAML for status update 7/1/15 & 10/2/15.
CEDO Housing Development Corp. At Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson, Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$60.888 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		Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	∐en- Position	Servicer/ Trustee	Comments
Supported Living, Inc.	Coalition to Assist Supported Living, Inc (CASL)		Community Affordable Supported Living, Inc (CASL); Charles Richards; Scott Eller; Rebecca Stoner; Steven Armstrong; Julian Eller; Diane Kriesman; Richard Urich; Howard Hedley; Jack O'Nell!; Domingo Vallardes; Cindy Bishop; Michael Martin; Mark Padget	DEMO 2001/07-001DD	Muttiple locations: Sarasota; Highlands; Manafee	\$1,020,080	Second	FHFC	DEMO - Owes replacement reserves l/e/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 replecement 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	Community Housing Initiative Trust, Inc.	SAIL 1996S-003	Brevard	\$4,348,648	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	Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Palm Beach	\$942,994	First		HOME - Owes 1 monthly replacement reserve payment of \$212.50 due 9/30/15. Owes 1 partial monthly escrow payment of \$4,857.23; 2 monthly escrow payments of \$4,966.01 each due 6/30/15/31/15 & 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		SAIL - Per statements received from the borrower through 9/31/2015. RR deposits are past due for 1 partial payment of \$218 and 6 full payments of \$957 each, for a total due of \$6,020.
Creative Choice Homes, Inc. Dilip Berot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Osto, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Hornes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second		SAIL - Loan Matured 12/1/14; borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board, Demand letter sent monthly, last sent 9/30/15. Borrower's updated request for extension of the loan going to Oct. 30 Board meeting for approval.
	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes partial September 2015 payment Va/o \$1,350,47.
	Caribbean West	Creative Choice Hornes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	Second		HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made vithe Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Carlbbean will remain on the report.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; NB Holdings Management, LLC; Naimisha Barot	SAIL 1989S-084	Manroe	\$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 going 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-	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; Yashpal Kakkar	HOME 1992HH-004-R2	Palm Beach	\$300,000	Second	FHDC/SA	HOME - Loan matured 6/6/15. Demand latter sent monthly, last sent 9/30/15. Borrower has requested extension of the loan and request is going to Oct. 30 Board meeting for approval.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rip Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC, East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 19915-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - Owes 1 monthly P&I of \$2,573.12 due 10/1/15. Reminder notice sent 9/25/15. 2014 Property Taxes have gone to sale and tax certificate has been issued. Redemption amount for 2014 taxes through 9/30/15 is \$58,032.06 plus interest and fees. HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Milchael Jordan, Erin Hougk-Toll		Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn Vato \$184,561. Bomower'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 Cradit 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. 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 NA	NA	FHDC	FDIC - Owes PHFC Administration Fees t/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to case monitoring on 8/20/15.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11, Amount drawn Wa/o \$35,447,12. Demand lister 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	\$750,0 0 0	First	FHFC/SA	PEP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn: \$649,989.40.
H.A.N.D.S. of Central Florida Jili McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	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.	Blily G Jenkins; Carolyn A, Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/\$A	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

	Fiorida Housing Finance Corporation Past Due Report - as of 10/02/2015										
				Past Due	Kebou - as of						
Developer/Contact	Property Name		Affiliate/Financial Seneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments		
Harris Group, Inc. Cathy Hams	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 1989S-046	Duval	\$719,899	First	FHDC	SAIL - Owes 1 monthly P&I payment i/a/o \$4,445.28 due 10/1/15. Reminder notice sent 9/25/15.		
	Liberty Center II	Liberty Center II, Ltd.	Harris Group II, Inc.; Cathy Harris	SAIL 1993S-054	Duval	\$1,429,329	First		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-016	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	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees Va/o \$450 due 5/11/2015, Including a past due amount of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/16.		
	Royal Palm Lakes	Royal Palm Lakes, Lld.	Heritage Partners Group II, Inc.; James Kincald	SAIL 1995S-030 HC 1996L-010	Palm Beach	\$369,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 9/30/15.		
Housing Authority of the City of Fort Lauderdale Tam English	Northwest Gardens III	,	Northwest Properties III, Ltd., HEF-Sunnyland, Inc., HEF Guarantor LLC, Housing Authority of the city of Fort Lauderdale	TCEP ELI Exchange 2010- 046CX	Broward	\$6,275,000	First	SMG	TCEP - Failure to make the Tax and Insurence 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 NA	FHDC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 5/25/12.		
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wafface; Edward L. Jenninos. Jr.	SAIL 2000S-067	Alachue	\$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$8,659.00 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest us \$3,887.00 due by 8/31/12 in addition to the late payment charge i/a/o \$194,35 due immediately. Sent email for update on past due items 5/14/15, 6/24/15 and 10/2/15.		
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Manroe County Housing Corporation, Inc.; Montoe County Housing Authority, Norman Parker; Dennis J. Wardlow; James R. Dean, Harry L. Bethet; Betty Rendeau	HOME 1996HR-009	Monroe	\$4,214,629	Third	FHOÇISA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.		
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monrae	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.		

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	Past Due Report - as of 10/02/2015 Affiliate/Financial Original Loan Lien-										
Developer/Contact		Owner Entity	Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments		
Lakeland Housing Authority Herbert Hemandez	Bonnel Shores	Lakeland Housing Authority	Lakeland Housing Authority; Bonnet Shores LLIP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hernandez; Benjamin Stevenson; Richard Richardson; Bemice Evans; Eddle Hall; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second		HOME (ARRA) - Owes Interest and late fee totaling \$2,083,69 due 10/1/15. Interest paid on 10/22/15. Owes late fee i/a/o 98.27		
	Paul Colton Villas	Lakeland Housing Authority	Lakeland Housing Authority; Paul Colton Villas GP, Inc: Colton Meadow GP, LLC; Herbert Hernandez:	HOME RFP 2009-04	Polk	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15. Interest paid on 10/22/15. Late fee i/a/o \$86,93 due.		
Leland Enterprises, Inc., Kenneth G. Dixon	Citrus Glen	Affordable/Citrus Glen, Ltd.	Affordable/Citrus Glen, Inc.; Emily Badger; Kenneth Dixon	SAIL 19935-013	Orange	\$1,670,000	Second		SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees Va/o \$5,175 plus a 5% late charge of \$258.75 due 4/30/15. Past due and reminder notices sent monthly, last sent 9/25/15.		
Little Halti Housing Assoc., Inc. Sam Diller		Little Haiti Housing Assoc., Inc.	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 9/30/15.		
Maint - Co Services, LLC Gail Curtis	ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees ifato \$2,100. Last contacted the owner on 2/25/15.		
	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott, John M. Curtis	HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A		SAIL - Foreclosure sale occurred 6/19/14. Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11. Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/13. 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 4/30/3,000, including \$1,500 due for prior years. Last contacted the Borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.		
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J, Mannausa	SAIL 2000S-049	Manatee	\$1,824,680	Second	FHDC	SAIL - Owes \$58,896 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. Beatrics 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		Mami-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833,33 due 10/1/15. Owes 1 late charge of \$41,67 for the 9/1/15 principal payment. Reminder notice sent 9/25/15, Borrower has failed to provide proof of RR deposits for July and August I/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	Lien- Position	Servicer/ Trustee	Comments
Development Corp.	Mendian Place (fika Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eiteen Reilly; Denis Russ		Miami-Dade	\$1,000,000	Şecond		DEMO - Owes replacement reserves for 2013 #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 #a/o \$17,750.
	The Allen	MBCDC: The Allen	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberlo; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ		Miami-Dade	\$750,000	Third	FHDC	EHCt Owes \$10,584 plus a 5% (ate charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 9/25/15.
	Villa Maria Apts	Mismi Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio, Jack Johnson; Alan Hali; Eilean Reiliy; Denis Russ		Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owas replacement reserves i/a/o \$45,900 as of 12/31/14.
Mt. Carmel Gardens, Inc. Helen Werking, President	Mt, Carmel Gardens	Mt. Carmel Gardens, Inc.	Mt. Carmel Gardens, Inc.	HOME 1997HR-014 EHCL 1997E-002 EHCL 2006E-003	Duval	HOME \$1,637,763 EHCL \$197,199 EHCL \$479,761	Second Third Fourth	ACS/SA	EHCL - Third Mortgage (EHCL) matured 8/23/15.
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	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; Lizzle Thomas; Elvelia Menjivar		Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tex lien on property i/a/o \$80,862.48. 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 tate charges of \$2,388.79. On 9/1/15 notice was sent to borrower regarding unpaid fees. Owes replacement reserves payments for August 2015 and September 2015 i/a/o \$366.67.
Norstar Development USA, LP Stephanie Baker	Renaissance Preserve	Norstar Development USA, LP	Norstar Development USA, LP; Nordev, Inc.; Stephanie Baker; Brian McDonough	HOME RFP 2009-04	Lee	\$95,107	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$763.95 due 10/1/15.

Florida Housing Finance Corporation Past Due Report - as of 10/02/2015										
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial	Funding Source(s)	County	Original Loan Amount	Lien- Position	Servicer/ Trustee	Comments	
Ocala Leased Housing Corporation, Inc. Brownell Samard	Magnolia Walk II	Magnolia Walk Apartments II. Ltd.	Magnolis Walk Aparlments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddye Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HG 2002CS-159	Marion	\$1,000,000 N/A	Second N/A		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.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund IV, LP., Hudson SLP, LLC,	SAIL 1999S-079	Pasco	\$2,000,000	Second		SAIL - Past Due for December & January monthly payments to first mortgages, Pasco County HFA bonds serviced by Walker & Dunlop. Per emeil on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding, 2/3/15 - received copy of first lender default notice dated 1/27/15, 2/3/15 - sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts, 4/8/15 spoke with 1st Lender attorney concerning why all escrow accounts had been zeroed out. He advised this was done as part of the initiation of foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Penders 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, Teerapom W. Wells	FDIC-AHDP	Brevard	NA	NA NA	FHDC	FDIC - Past due servicar 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. Removed from MOU on 11/24/14 and we have ceased monitoring.	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Revenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/3/1/15. Borrower has not established T&I Escrow, A lump sum was requested for RR II/a/o \$128,333,15 (for period 11/08-06/13), then \$2,333,33 per month beginning 6/1/13 forward. Past Due for 2011 SAIL interest I/a/o \$96,599. Late Payment Fee of 5% of payment amount (\$4,329,95) has been charged in connection with 2011 past due interest payment. 2012 SAIL Interest is past due I/a/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due i/a/o \$75,000 a late charge of \$3,750. 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; Compflance 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, LLC	FDIC-AHDP	Escambia	NA NA	NA	FHDC	FDIC - Past due servicer fees Valo \$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.	
	Lloyd House (VBL	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.	
	VIIIa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees italo \$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 9/25/12.	

Florida Housing Finance Corporation Past Due Report - as of 10/02/2015										
Developer/Contact	Property Name		Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	i Lien- Position	Servicer/ Trustee	Comments	
Reliant Group Hans Juhle	Woodbury aka Eden Pointe		Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA NA	FHFC	HC - Owes FHFC HC compliance monitoring fees Ve/o \$8,250. Last contacted the Borrower on 2/2/15.	
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PEP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn is \$75,358,94.	
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 Va/o \$5,750. Last contected the Borrower on 2/2/2015.	
The HA of the City of Miami Beach Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City	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		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	Hardee	\$4,045,35B	Second	SMĠ	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on 8/31/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 9/21/15 due immediately.	
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second		PLP - Loan matured \$73,1708, 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/a/o \$5,587,44 (parcel value), 9/30/14 Partial charge off I/a/o \$8,604,04. Outstanding UPB is \$29,782,25	
Urban League of Greater Mlami T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partnership	Urban League Housing Partner, Inc; Talmadge W. Fair, Oliver L. Gross	ŠAIL 1991\$-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.	
	iM&M Maison II	M & M Maison II, Ltd.	GMUL, Inc.; The Urban League of Greater Miami, Inc.; Talmadge W. Fair, Linda Payne; Khalid Salahuddin; Valene Davis Bailey; Marcia Saunders; Oliver L. Gross; R. Launita Gaiter		Miami-Dade	\$150,000	Second	FHFC	SAIL - Failure to submit 2014 AFS and SR1 (received SR1 only on 5/22/15). Owes SAIL Annual Financial Reporting Late Fee Italo \$500; Owes Replacement Reserves Italo \$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, Lornie 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 latter sent monthly, last sent 9/30/15.	

				FHFC						
				Foreclosure Report	:					
				as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2008J/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 Maggle Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52, 0 10	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/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	19931,-032	Brevard	\$1,031,637	First	First Housing	_	02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	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. 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	Davīs Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceolo	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09

FHFC Foreclosure Report as of 10/02/2015 Property Name Affillate/Financial Developer Developer Funding Source(s) County Original Loan Lien-Servicer/ Credit Principal Amount Foreclosure (Contact) Beneficiary/Princip Amount or HC Position Underwriter / Charged Off Completed / Loan Charged allocation Trustee Off ECCLT Affordable Escambia County Community Escambia County Escambia County PLP 05-091 Escambia Original \$500,000 Second Florida Housing \$237,983 4/44/11 Housing Development Community Land Disbursed \$237,983 Land Trust, Inc. Community Land Trust, Phase I Trust, Inc. O.J. Rember First Coast Family and Housing Nia Terrace First Coast Family and VCP-Housing 19965-014 Duval \$660,000 AmeriNational / \$632,350 06/06/08 Housing Foundation Foundation, Inc. Foundation First Florida Equities, Inc. Laurel Oaks First Florida Equities, Lancetot/Nottingha 1990L-032 Duvat \$67,029 N/A First Housing 11/23/09 Inc. m Apartments, Ltd. \$509,255 11/29/10 Flournoy Development Hillmoor Village I & II Flournoy Development 1990L-035 Saint Lucie N/A First Housing Hillmoor Company Company Townhomes, Ltd. & 1995L-054 \$501,410 Randall Jones Hillmoor Townhomes Phase II, Ltd. Tree Trail Apts Flourney Development Tree Trail 1991L-047 Alachua \$418,003 N/A Seltzer 12/11/12 Flourncy Development Company Company Apartments, LP Randall Jones Greater Miami Neighborhoods Brandywine Court Apts Greater Miami Brandywine Court, 2004-054H Duvai Original \$2,000,000 First First Housing \$1,127,147 06/08/09 Neighborhoods LLC Disbursed Russell Sibley, Jr. \$1,245,947 Greater Miami Neighborhoods Island Place Greater Miami Island Place 2001-034S Miami-Dade \$2,567,723 07/12/10 \$2.567.723 Second Seltzer Neighborhoods Apartments, LLC. Management Russell Sibley, Jr. Gulf Landings Development Landings at Boot Ranch Gulf Landings Boot Ranch West 1995 K \$11,700.00 Pinellas Bonds/GTY First Seltzer \$2,450,000 10/19/09 West Development Corp. Ltd. GUAR \$11,274,260 \$11,700,000 Second Management/ Corp. 96S-010/95L-504 SAIL \$2,450,000 Wells Fargo Joe Borda Hammon Park Hammon Park CWHIP 2004-037 \$174,625 Amerinational \$174,625 07/05/13 HERD Community 08/20/14 HERD Community Development Jackson Place PLP 2005-097 \$366,681 \$334,522 Bay Seltzer Согр. Development Corp. Keith Bowers Heritage Affordable Gifford Groves Heritage Affordable 1993L-093 07/27/11 Gifford Groves Ltd. Indian River \$544,517 N/A First Housing Development, Inc. Development, Inc. Paul C. Steinfurth Heritage Affordable Spring Glade Heritage Affordable Spring Glade 1994L-147 Hillsborough \$95,496 N/A First Housing 10/19/09 Development, Inc. Affordable Housing. Development, Inc. Ltd. Paul C. Steinforth Home America, Inc. MR1985F Home America, Inc. Regent Hillsborough \$2,755,000 First First Housing 03/25/91 Vincent Bekiempis

_				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		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	\$460,234	05/20/09
Housing Assistance Corp. of Nassau Courfy, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avaion Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n,a,	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006- 02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	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.		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

				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
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	Nosh Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Chartie; Anthony Jones; Pauline Lockett; Dorothy G	SAIL 1990S-001	Palm Beach	\$1,118,000	F irs t	FHDC/SA	\$1,101,010	12/31/14
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	19941-145	Orange	па	N/A	Settzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolla Point, LLC	90S-078/901-078	Duvat	\$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	8roward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09

				FHFC						
				Foreclosure Report						
				as of 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter/ Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 52BC	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd,	MR2000 P/2000- 534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc.	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A182 \$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 10/02/2015						
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza 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 Qasis 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	96-001\$		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781	Second		\$810,614	10/3/2011
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richmond Group of Florida, Inc.		95S-044		\$1,550,000	Second		\$550,000	01/08/2013.
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. —— Summerset Village LLC	Transom Developme	2004-0948	St. Johns	\$1,500,000	Second		\$750,000	10/25/2013
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.		Non-Conforming PLP 2003-048		\$48,720.00 \$176,412.96	First Second		\$48,720 \$176,412	3/14/2012
Villas of Capri	Villas of Capri	Read Property Group		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001

				FHFC Short Sale Report as of 10/02/2015						_
Developer (Contact)	Property Name	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
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 Writeoff Reports as of 10/02/2015	rt			-	-	
Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11- 08		\$209,868	N/A		\$5,070	12/30/02C.
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Polk	\$1,350,000	2nd	First Housing	\$802,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central	N/A	N/A	N/A	PLP A-15-06-58- 08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Ereeman	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	\$282,038	12/31/2010
Osceola County	Osceola County	Osceola County	The Section 1	Nonconforming	Osceola	\$200,000			\$127,535	01/31/08

FHFC Other Writeoff Report as of 10/02/2015										
Developer (Contact)	Property Name	1 '	Affiliate/Financial Beneficiary/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward	1		PLP 05-093	Broward	\$105,186			\$105,186	09/26/08



December 19, 2013

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

RE: New Contact

Dear Steve:

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

Jonathan Del Sol

Carlisle Property Management, Inc.

Phone: (305) 357-4742 Facsimile: (305) 476-5240

Email: JDelSol886@cpmapartments.com

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

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

pest regalns

Matthew Green

Attachment

Cc: k

Kevin Tatreau

Laura Cox Ken Reecy

Brian McDonough



DEVELOPMENT NAME	City, Florida
Alabaster Garden	Pensacola
Allapattah Garden	Młami
Arbor Crest	Quincy
Bell Ridge	Pace
Bell Ridge II	Pace
Brownsville Transit Village II	Miami
Brownsville Transit Village III	Miami
Brownsville Transit Village IV	Miamí
Cameron Creek Apartments	Fiorida City
Charlotte Crossing	Punta Gorda
Christine Cove	Jacksonville
Country Manor	Bowling Green
Country Walk	Wauchula
Crestview Park	1mmokalee
Crestview Park II	1mmokalee
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 (I	Pensacola
Morris Court III	Pensacola
Northwest Gardens I	Fort Lauderdale
Northwest Gardens II	Fort Lauderdale
Northwest Gardens III	Fort Lauderdale
Northwest Gardens IV	Fort Lauderdale
Oaks Trail	Arcadia
Orchard Park Apartments	Ruskin
Palafox Landing	Pensacola
Poinciana Grove	Miami
Prospect Park	Fort Lauderdale
Santa Clara Apartments II	Miami
Sea Grape Apartments	Marathon



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

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

EXHIBIT S



ATLANTIC APACIFIC

- C O M M U N I T I E S -

ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

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

COPY

SUBMITTED TO:

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

December 4, 2015

Attachment 7

A TO THE PARTY OF

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.

Sinyaerely,

Sara Warren

Sr. Account Executive

Miami Multifamily Program Center

•		

EXHIBIT T



– C O M M U N I T I E S – – –

ST. ELIZABETH GARDENS Broward County

REQUEST FOR APPLICATIONS 2015-111

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

COPY

SUBMITTED TO:

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

December 4, 2015

Attachment

Approved FHFC Advance Review 11-12-15

LIST OF PRINCIPALS

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

Approved
FHFC Advance Review
II 12 15

neveloper:	St. Elizabeth Gardens Development, ECC
	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, SSI, 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
	Dud Easter

Aristides Pallin
Dr. Patrick Taylor
Paul Echelard
Christopher Catallo

Kenneth C. Fischer, MD Aurelio Fernandez Claudia de la Cruz

Rev. Affred Cloffi, SThD, PhD

Mark Panciera

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

COMPOSITE EXHIBIT U

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: St. Elizabeth Gendens
Project Description:1
801 NE 33rd Street, Pompano Beach, FL 33065

05-01-2014

^{*}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:

Paru	es to the Amendment.	
A.	Name of Project Owner:3 St. Ellza	shelh Gardens, Inc.
	Address of Project Owner: 114 1	0 North Kendall Drivo, Suita 306
	Mlemi	, FL 33176
8,	Name of Contract Administrator:4	North Tampa Housing Development Co
	Address of Contract Administrator:	4300 West Cypress Street, Suite 970
		Tampa, FL 33807

2. Recitals.

1.

- A. Section 8(bb)(1) of the United States Housing Act of 1937 ("Act"), 42 U.S.C. § 1437f(bb)(1), provides in part that if a project-based section 8 HAP contract is terminated, HUD shall transfer any remaining budget authority to another contract under terms prescribed by the Secretary.
- B. Pursuant to Notice H-2014-14 and section 8(bb)(1) of the Act, the owner and the contract administrator of the project-based section 8 HAP contract identified in Notice H-2014-14 as "Contract A" previously agreed either to the termination of Contract A or to the subdivision of Contract A into two or more component contracts (i.e., the contracts identified in the aforementioned Notice as "Contract A1," "Contract A2," and, if applicable, "Contract A3," etc.) and to the termination of one or more of the resulting component contracts other than Contract A1 (i.e., Contract A2 and, if applicable Contract A3, etc.).

05-01-2014 Page 2

- C. Pursuant to section 8(bb)(1) of the Act, HUD has transferred or will transfer the budget authority associated with the terminated contract(s) to this HAP contract, which is identified on page 1 of this Amendment and which is referred to in the aforementioned Notice as "Contract B."
- 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 ____99___5 to ____100___.8 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.

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 Page 3

OWNER	
Full Legal Name of Owner (print or type)	
ST. ELIZABETH GARDENS, INC.	
By: Luona D. Men	
Signature of authorized representative	
Name and official title (print or type)	Operations
, ,	But have a common of
05/27/2016	RECEIVA
Date (mm/dd/yyyy) (print or type)	JUN 012016
	MTISDO Tame
	311
CONTRACT ADMINISTRATOR	
Full Legal Name of Contract Administrator (print or ty	/ре)
NORTH TAMPA HOUSING DEVELOPMENT CORPORATION	
N	
BY: Des Ser	
Signature of authorized representative	
Don Shea, Director + Co	attre
Name and official title (print or type)	ministrator
Date (mm/dd/yyyy) (print or type)	
Date (minutaryyyy) (print or type)	
WG / 1 / 1 W	

EXHIBIT A

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

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

Number	Number	Contract	Utility	Gross
of Contract Units	of Bodrooms	Rent	Allowance	Rent
100	1-BR	\$817	N/A	\$817

NOTE: This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with the provision of the Renewal Contract governing the adjustment of Contract Rents.

Comments:

05-01-2014

Page 5

Rent Schedule Low Rent Housing

U.S. Department of Housing And Urban Development Office of Housing Federal Housing Commissioner OMB Approval No. 2502-0012 (exp. 7/31/2017)

See page 3 for instruction, Pub	IIC BRIDGE SPRIEW	KUL IND LIKAN	A ver it	Squarements.							
Project Name					FHA Project Number Date Rents Will Be Effective			Effective			
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St. Elizabeth Gerdens Parl A - Apanment Rents					09034	1021			0/1	12016	
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		,		ont Potential \$1,425,000		Yearly Market Rent Potential (Col. 5 Sum x 12)°					
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Utilities (Check those include included in card) en					7-1	ol Rent Loss Due to h	Nan De	hannen i tolde			
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			2		1						

Part G - Informa	itlan on Mortgagar Entity		-		
Name of Entity					
St. Elizabeth G	ardens				
Type of Entity Individual	General Partnership	Joint Tenancy/Tenants in	Common	Other (specify)	
Corporation	Umited Partnership	Trust			
 corporation, partnership, 	list: (1) all officers; (2) al list: (1) all general partne	I directors; and (3) each st ers; and (2) limited partner	ockholder ha s having a 2	incipal. Use extra sheets, if needs aving a 10% or more interest. 5% or more interest in the par ving at least a 10% beneficial	tnership.
Name and Title					
_	. Marin, President				
Name and Tille					
Rev. Marcos Se	omarriba, Vico President				
Name and This					
Rev. Michael S	oucker, Treasure/Secretar	у			
Name and Title					
Rev. Fernando	Orejuela				
Name and Title					
Rev. Eduardo L	ogiste Felix				
Name and Title					
Rev. Samuel M	luodiaju				
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Rev. Juan Sosa	3				
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Rev. Cristobal	de Paula				1
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Rev, Lucien Pl	m a			1	Toman
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Rev. Christoph	er Marino				
Name and Title					
Rev. Peter Bal	dacchino				
Part H - Owner	Certification				**********
				provided in the accompaniment her or civil penallies. (18 U.S.C. 1001, 10	
Name and Title	10.0718		Authorized Of	ficial's Signature	
Juana O. Mejia			1.	eane D. Mey	~
V.P. of Housing	g Development and Opera	enoil	()~	earth -	Date (mm/dd/yyyy) 05/27/2016
Part I - HUD/Ler	nder Approval				-
Addendum Number			Branch Chief	Lender Official Signature	
HAP Confract Numb	FL14-L000)-021			Date (mm/dd/yyyy)
Exhibit Number	- 0		Director, House	sing Management Division Signature	
Loan Servicer Signa	ature SC	G 11 20 16	Mark	ille Cate	06/01/2016
Previous editions	are obsolete	Pag	e 2 of 3	1	form HUD-92458 (11/05 ref Handbook 4350.

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (check one): Initial Renewal Subsection	quent Renewal Amend Rents/BA Only
Section 8 Contract No. FL14L000021	Expires on
Owner Name: St. Elizabeth Gardens, Inc.	
Project Name: St. Elizabeth Gardens	
Project Location:801 NE 33rd Street, Pomp	ano Beach, FL 33064-5255
FHA Project No.: 066SH031	
IDENTIFICATION OF UNITS (* AND APPLICABLE O	
	Rent Effective Date 06/01/2016
No. of Units No. of Bedrooms Contract R 100 1 BDM \$84	
(If Blank, then No Change in Rents)	
FUNI	DING
BUDGET AUTHORITY INCREASE: \$	\$456,164
Contract/Renewal Effective Date 06/01/2016	Expiration Date 05/31/2036
Notice to Owner executed by: HUD or CONTRACT ADMINISTRATOR By:	(Signature)
Don Shea	(Printed Name)
Director	(Official Title)
Le/1/16	(Date)

Office of Housing Project-based Section 8 HOUSING ASSISTANCE PAYMENTS BASIC RENEWAL CONTRACT MULTI-YEAR TERM NECEIVED JUN 09 2016 NTHDC Tampa

OMB Control #2502-0587

"Pubbic reporting burden for this collection of information is estimated to overage 1 hour. This includes 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 unless it has a currently valid OMB control number. No confidentiality is instanced."

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

TABLE OF SECTIONS

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(2) Comparability adjustments	7
(a) Applicability	7
(b) Fifth year adjustment (comparability adjustment at expiration of each 5-year period, if applicable)	on 7

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

	Attachment 11-2
(c) Mid-term adjustment (discretionary comparability at within 5-year term)	djustment 8
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12 EXCLUSION OF THIRD-PARTY RIGHTS	10
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SIGNATURES	12

REV-11-05-2007

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

PRO	JECT				
Sect	ion 8 Proj	ect Number: FL14L000021			
Sect	Section 8 Project Number of Explring Contract: FL14L000021				
FHA	Project N	umber (if applicable); 0865H031			
Project Name: St. Elizabeth Gardens					
_	ect Descri NE 33rd St	ption;			
Pom	pano Beech,	FL 33084 - 5255			
TYP	E OF RENI	EWAL.			
Ø		nis box for a project renewed under Section a Mark-Up-To-Market renewal).	on 524(a) of MAHRA (not		
	Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.				
(HUD	-9637)		Basic Renewal Contract Multi-Year Term		

PARTIE!	S TO RENEWAL CONTRACT
Name of North Tam	Contract Administrator ⁴ upa Housing Development Corporation
Address	of Contract Administrator
4300 W. C	Cypress St.
Suite 970	
Tampa, F	L 33607
Name of St. Elizabe	Owner ⁵ oth Gardens, Inc.
Address	of Owner
11410 N.	Kendell Dr., Suite 306
Pompano	Beach, FL 33176
2 TE	ERM AND FUNDING OF RENEWAL CONTRACT
à	The Renewal Contract begins on 8/1/2016 and shall run for a period of 20 7 years.
þ	Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of \$ 456.164 , an amount sufficient to
(HUD-963)	7) Basic Renewal Contract Multi-Year Term REV-11-05-2007

provide housing assistance payments for approximately 12 from months of the first annual increment of the Renewal Contract term.

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

C

ACC. Annual contributions contract.

Anniversary. The annual recurrence of the date of the first day of the term of the Renewal Contract.

Contract rent. The total monthly rent to owner for a contract unit, including the tenant rent (the portion of rent to owner paid by the assisted family).

Contract units. The units in the Project which are identified in Exhibit A by size and applicable contract rents.

Fifth year anniversary. The Renewal Contract annual anniversary that falls at expiration of each 5-year period of the Renewal Contract term.

Fifth year comparability adjustment. An adjustment of contract rents by the contract administrator at the Fifth Year Anniversary. The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

HAP contract. A housing assistance payments contract between the Contract Administrator and the Owner.

HUD. The United States Department of Housing and Urban Development.

HUD requirements. HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract.

MAHRA. The Multifamily Assisted Housing Reform and Affordability Act of 1997 (Title V of Public Law No.105-65, October 27, 1997, 111 Stat. 1384), as amended.

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

- (1) The Renewal Contract is a housing assistance payments contract ("HAP Contract") between the Contract Administrator and the Owner of the Project (see section 1).
- (2) If HUD is the Contract Administrator, HUD may assign the Renewal Contract to a public housing agency ("PHA") for the purpose of PHA administration of the Renewal Contract, as Contract Administrator, in accordance with the Renewal Contract (during the term of the annual contributions contract ("ACC") between HUD and the PHA). Notwithstanding such assignment, HUD shall remain a party to the provisions of the Renewal Contract that specify HUD's role pursuant to the Renewal Contract, including such provisions of section 9 (HUD requirements), section 10 (statutory changes during term) and section 11 (PHA default), of the Renewal Contract.

b Statutory authority

The Renewal Contract is entered pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), and section 524 of MAHRA.

c Expiring Contract

Previously, the Contract Administrator and the Owner had entered into a HAP Contract ("expiring contract") to make Section 8 housing assistance payments to the Owner for eligible families living in the Project. The term of the expiring contract will expire prior to the beginning of the term of the Renewal Contract.

d Purpose of Renewal Contract

- (1) The purpose of the Renewal Contract is to renew the expiring contract for an additional term. During the term of the Renewal Contract, the Contract Administrator shall make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract.
- (2) Housing assistance payments shall only be paid to the Owner for contract units occupied by eligible families leasing decent, safe and sanitary units from the Owner in accordance with statutory requirements, and with all HUD regulations and other requirements. If the Contract Administrator determines that the Owner has failed to maintain one or more contract units in decent, safe and sanitary condition, and has abated housing assistance payments to the Owner for such units, the Contract Administrator may use amounts otherwise payable to the Owner pursuant to the Renewal Contract for the purpose of relocating or rehousing assisted residents in other housing.

Contract units

The Renewal Contract applies to the Contract units.

5 EXPIRING CONTRACT - PROVISIONS RENEWED

- Except as specifically modified by the Renewal Contract, all provisions of the Expiring Contract are renewed (to the extent such provisions are consistent with statutory requirements in effect at the beginning of the Renewal Contract term).
- b All provisions of the Expiring Contract concerning any of the following subjects are not renewed, and shall not be applicable during the renewal term:

- 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 edjusted in accordance with section 6b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A of the Renewal Contract.

- b Contract rent adjustments
 - (1) OCAF or Budget-Based Rent Adjustments
 - (a) Except as provided in section 6b(2) below (concerning comparability adjustments at each Fifth Year Anniversary and discretionary comparability adjustments within each five-year term), during the term of the Renewal Contract the Contract Administrator shall annually, on the anniversary of the Renewal Contract, adjust the amounts of the monthly contract rents in accordance with HUD requirements by either of the following methods (as determined by the Contract Administrator in accordance with HUD requirements):
 - (i) Using an OCAF; or

- (ii) At the request of the owner, based on the budget for the Project, as approved by the Contract Administrator in accordance with HUD requirements.
- (b) Adjustments by use of the OCAF shall not result in a negative adjustment (decrease) of the contract rents. The OCAF shall not be used for adjustment of rent at each 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).
 - At the expiration of each 5-year period of the (ii) Renewal Contract term ("Fifth Year Anniversary*), the Contract Administrator shall conduct a comparability analysis of existing contract rents. At such Fifth Year Anniversary of the Renewal Contract, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable market rent, Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.
 - (iii) To assist in the redetermination of contract rents at each Fifth Year Anniversary, the

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 budget-based adjustment in accordance with section 6b(1), or a fifth year or midterm adjustment in accordance with section 6b(2)), the Contract Administrator shall give the Owner notice with a revised Exhibit A that specifies the adjusted contract rent amounts.
- (b) The 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 senitary 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

- a 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 tenent 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

- The Contract Administrator does not assume any responsibility for injury to, or eny liability to, any person injured as a result of the Owner's action or fallure to act in connaction with the Contract Administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the Owner.
- b The Owner is not the agent of the Contract Administrator or HUD, and the Renewal Contract does not create or affect any relationship between the Contract Administrator or HUD and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of the Renewal Contract.
- c If the Contract Administrator is a PHA acting as Contract
 Administrator pursuant to an annual contributions contract ("ACC")
 between the PHA and HUD, the Contract Administrator is not the

(HUD-9637)

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: Descrit	···
Signature of authorized representative	
Don Shea, Director and Contract Administrator	
Name and official title	
Dale 10/1/16	
U.S. Department of Housing and Urban Development	DEOGWES
ву:	RECEIVED
Signature of authorized representative	JUN 092016
Authorized Agent	NTHDC Tampa
Name and official title	
Date	
Owner Name of Owner	
St. Elizabeth Gardens, Inc.	RECOLL
	JUN 01 2016
By: Juana D. Wegin	NTHES TOWN
Name to the second seco	
JUANA D. METIA, V.P. HOUSING DEVE	lopment + Operations
Name and title	
Date 05/07/00/	
HUD-9637)	Basic Renewal Contract Multi-Year Term REV-11-05-2007

EXHIBIT A

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

Section 8 Contract Number: FL14L000021
FHA Project Number (if applicable): 066SH031
Effective Date of the Rent Increase (if applicable): 8/1/2016

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
100	1 bedroom	\$840	\$0	\$840
				
				
			 	
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	· · · · · · · · · · · · · · · · · · ·			
		-		
			-	
	·			

(HUD-9637)

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

EXHIBIT B

DISTRIBUTIONS LIMITATION

FOR PROJECT NOT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is not subject to any limitation on distributions of project funds, either pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, neither HUD nor the PHA may impose any additional limitation on distributions of project funds during the term of the Renewal Contract.

FOR PROJECT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is subject to any limitation on distributions of project funds pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, such limitation on distributions shall continue to be applicable during the term of the Renewal Contract, provided that the owner may take an increased distribution in accordance with the Section 8 Renewal Policy Guidance for Renewal of Project-Based Section 8 Contracts, (the "Guidebook").

However, owners of Section 8 properties must maintain the property in good condition, as demonstrated by a REAC score of 60 or higher, in order to take increased distributions.

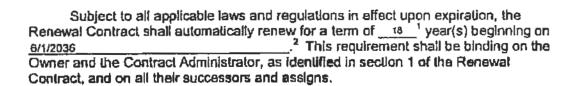
The owner shall comply with the distribution limitations. The maximum distribution to the owner shall be equal to the total of:

- 1 The limited distribution permitted pursuant to the FHA Regulatory agreement or the Expiring Contract, plus
- 2 Any increased distribution as approved by HUD in accordance with the Guidebook.

Basic Renewal Contract Multi-Year Term REV-12-27-2009

Attachment 2

PRESERVATION EXHIBIT



By mutual agreement, the Owner and the CA have determined to terminate the					
Renewal Contract that runs from	6/1/2014	to 5/31/2034			
and, instead, to enter into a 20-year contract, which will run from					
8/1/2016to	5/31/2036				

The owner has also executed the Preservation Exhibit which states that upon expiration the 20-year Renewal Contract shall renew the contract for an additional term at least equal to the number of years remaining on the existing HAP contract that is being terminated subject to all applicable laws and regulations in effect at that time.

COMPOSITE EXHIBIT V



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

Project Name: Haley Sofge Preservation Phase One

Applicant: Haley Sofge Preservation Phase One, LLC Developer: Haley Sofge Phase One Developer, LLC

Contact Person: Alberto Milo, Jr.

Title: Vice President Phone: 305.460.9900

Email: amilo@relatedgroup.com

Copy 1

SUBMITTED TO:

Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

315 S. Biscayne Blvd., Miami, Florida 33131

Attachment 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:

- The name of the development is Haley Sofge Towers i.
- ii. The address of the development is 750 NW 13 Avenue & 800 NW 13 Avenue, Miami,
- The Haley Sofge Towers development was built in 1973. iii.
- iv. A total of 475 units currently receive Operating Subsidy under an Annual Contributions Contract (ACC).
- A total of 475 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.
- The HUD program currently associated with the existing development is the Federal vi. Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families,
- The Haley Sofge Towers development has not received financing from HUD after 1995 vii. where the rehabilitation budget was at least \$10,000 per unit in any year.

The proposed Development Haley Sofge Preservation Phase One submitted by Haley Sofge Preservation Phase One, LLC will include 240 of the 475 unit Haley Sofge Towers public housing development. All 240 ACC units for the proposed Development are located at 800 NW

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

13 Avenue, Miami, Florida. All 240 units are currently receiving and will continue to receive operating subsidy under an ΛCC.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours,

Uche Öluku Director

Office of Public Housing



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

Attachment

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

Three Round Towers Public Housing Development Re:

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:

- 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 ii. 18 Avenue, Miami, Florida
- The Three Round Towers development was built in 1974. iii.
- A total of 391 units currently receive Operating Subsidy under an Annual Contributions iv. Contract (ACC)
- A total of 391 units will receive rental assistance in the form of operating subsidy from v. 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.
- The HUD program currently associated with the existing development is the Federal vi. Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- The Three Round Towers development has not received financing from HUD after 1995 vii. 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,

Uche Oluk

Director

Office of Public Housing



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

Attachment

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
- The address of the development is 935 SW 30 Avenue and 2970 SW 9 Street, Miami, Florida
- iii. The Smathers Plaza development was built in 1967.
- iv. A total of 182 units currently receive Operating Subsidy under an Annual Contributions Contract (ACC)
- v. A total of 182 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

St. Johns River Apartments Palatka, Florida



Preservation RFA #2015-111 December 4, 2015

Developer/Contact:

Flynn Development Corporation

Thomas F. Flynn

(727) 754-8422

Copy (1) for FHFC

Attachment 7

United States Department of Agriculture

May 5, 2015

Mt. Thomas F. Flynn STRAR 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:

(ī)	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 associate	ed with	the proposed development are

- re 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) Current Loan Balance:

\$ 450,000

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

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_liking_cust.ntml, or at any USDA office, or call (865) 632-9992 to request the form. You may also write a letter-containing all of the information requested in the form. Sand your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fex (202) 690-7442 or email at program.Inlake@usda.gov.

Should SJRAR LTD secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing, therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely,

Area Director IV

Agreed and Accepted by:

Thomas F. Flynn

Manager of General Partner, SJRAR LLC

5 | 8 | 5 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

Attachment 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:

(x) Loan Balance:

	(i)	Development Name:		Woodcli	ff Apartments	
	(ii)	Address of Development:			sston Avenue it, FL 34711	
	(iii)	Year Built:	,	1985		
	(iv)	Number of units that currently receive PBRA:		34		
	(v)	Number of units that will continue to receive PBRA:		34		
	(vi)	RD financing currently associated with development:		515 Fun	ds	
	(vii)	Type of USDA RD rental assistance: Pl	3RA	- Form F	UD 3560-27	
(viii) USDA RD financing programs that will be associated with the proposed development at 515 funds and possibly a new USDA RD 538 loan guarantee.					nt are	

1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

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(ix) This is confirmation that the development has not received financing from USDA RD after

\$ 879,122

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or cak (868) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.ustake@usda.gov.

Should WCAR LTD, secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the <u>USDA/RD 515 Loan Portfolio</u>.

Sincerely,

R. C. QUAINTON, II

Atea Director IV

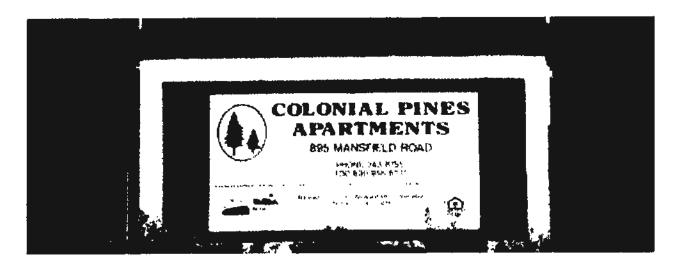
Agreed and Accepted by:

Thomas F. Flynn

Manager of General Partner, WCAR LTD.

Data

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

Attachment



United States Department of Agriculture

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) Year Built:	1983/84
(iv) Number of units that currently receive PBRA:	30
(v) Number of units that will continue to receive PBRA:	30
(vi) RD financing currently associated with development.	515 Funds
(vii) Type of USDA RD tental assistance: PBRA	- Form RD 3560-27

- (viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.
- (ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.
- (x) Loan Balance:

\$725,000

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

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Oiscrimination Complaint Form (PDF), found online at http://www.ascr.usda gov/complaint_filing_cust.html, or at any USDA office, or call (666) 632-9982 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Should CPAR LTD secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely,

R. C. QUAINTON, II Area Director IV

Agreed and Accepted by:

Thomas F. Flynn

Manager of General Partner, CPAR LLC

EXHIBIT W



gathering and maintaining the data needed, and completing and reviewing the collection of information.

As HUD is furnishing a significant amount of data directly to the program participants, the hurden in completing the Assessment Tool is reduced. Where HUD is not providing data, as noted earlier in this preamble, program participants are required to consider and in some cases utilize available local data and local knowledge. This refers to data already publicly available and reasonably easy to access. This does not refer to obscure data that may not be known or easily found, that requires an independent data or information collection effort such as a local survey, or that requires extensive analytical expertise or staff effort for instance in

manipulating data sets or developing a complex methodology for analyzing complex data that may be available. With the data that HUD provides for use with the Assessment Tool supplemented by available local data and local knowledge, HUD does not anticipate the need for any program participant to turn to outside consultants to collect data and conduct the assessment.

In addition, local knowledge may be supplemented with information received through the public participation process. In such cases, program participants retain the discretion to consider data or information collected through this process as well as the manner in which it may be incorporated into the AFH,

whether in the Analysis section of the Assessment or in Section III of the AFII with an option to include extensive or lengthy comments in appendices or attachments. In short, the receipt of extensive public comments may require staff effort to review and consider input but would not result in a mandate to incur substantial additional costs and staff hours to do so. To the contrary, the public participation process should be viewed as a tool to acquire additional information to reduce burden.

The Assessment Tool is available at http://www.huduser.org/portal/affht pt.html.

Information on the estimated public reporting burden is provided in the following table:

REPORTING AND RECORDKEEPING BURDEN

CFR Section reference	Number of respondents	Number of responses per respondent	Frequency of response	Estimated average 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 agoncy, including whether the information will have practical utility;
- (2) The accuracy of the agency's estimate of the burden of the proposed collection of information;
- (3) Ways to enhance the quality, utility, and clarity of the information to be collected; and
- (4) Ways to minimize the burden of the collection of information on those who are to respond, including through the use of appropriate automated collection techniques or other forms of information technology, e.g., permitting electronic submission of responses.

HUD encourages not only program participants but interested persons to submit comments regarding the information collection requirements in this proposal. Comments must be received by *November 25, 2014* to twww.regulations.gov as provided under the ADDRESSES section of this notice.

Comments must refer to the proposal by name and docket number (FR-5173-N-02).

Following consideration of public comments submitted in response to this notice, HUD will submit for further public comment, for a period of 30 days, a version of the Assessment Tuol that reflects consideration of the public comments received in response to this notice.

Dated: September 22, 2014.

Camille E. Acevedo,

Associate General Counsel for Legislation and Regulations.

[FR Doc. 2014-22956 Filed 9-25-14; 8:45 am] BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5417-N-02]

Administrative Guidelines; Subsidy Layering Reviews for Section 8 Project-Based Voucher Housing Assistance Payments Contracts and Mixed-Finance Development

AGENCY: Office of the Assistant Secretary for Public and Indian Housing, HUD. ACTION: Notice.

SUMMARY: This document provides Administrative Guidelines (Guidelines) which qualified Housing Credit Agencies (HCAs) must follow in implementing subsidy layering reviews in accordance with the requirements of the Housing and Economic Recovery Act of 2008 (HERA), in those cases where the HCA elects to conduct the review. In certain instances, described in this notice, HUD will follow these Cuidelines in implementing subsidy layering reviews to satisfy the requirements of section 102(d) of the Department of Housing and Urban Development Reform Act of 1989 (HUD Reform Act). The requirements in this notice do not supersede the subsidy layering requirements of other Federal programs.

This notice sets forth the guidelines for conducting subsidy layering reviews for mixed-finance public housing projects and for newly constructed and rehabilitated structures combining other forms of government assistance with project-based voucher assistance under section 8 of the United States Housing Act of 1937 (1937 Act).

FOR FURTHER INFORMATION CONTACT: Luci Ann Blackburn, Urban Revitalization Division, Office of Public and 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, Housing Voucher Financial Management Division, telephone number 202–402–

4212 (this is not a toll free number). Individuals with speech or hearing impairments may access this number through TTY by calling the toll free Federal Relay Service at 800–877–8339.

SUPPLEMENTARY INFORMATION:

I. Background

A. Summary Chart

The remainder of this notice describes the current requirements regarding subsidy layering reviews for different development scenarios. The current legal requirements and HUD's policy, which are more fully described in this notice, are summarized for ease of reference in the following chart:

Type of project	SLR reviewer	Certification required under section 102(d) of the HUD Reform Act
PBV (without LIHTC), New Project	HUD SL Review not required HCA¹ 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	HCA ³ or HUD HUD HCA ⁴ or HUD	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, requiring no action on the part of HUD for participants to commence taking action to be in compliance, and those provisions that require implementing regulations or guidance on the part of HUD. That notice also stated that HUD would be issuing implementing guidance on section 8(o)(13)(M)(i) of the 1937Act (42 U.S.C. 1437f(o)(13)(M)(i)), as applicable to newly constructed or rehabilitated housing. (See 73 FR 71039.)

On July 9, 2010, at 75 FR 39561, HUD published a Federal Register notice steting 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 elimination of subsidy layering reviews for existing housing is selfimplementing; the provision relating to State or local agencies performing subsidy layering reviews for projectbased voucher housing assistance payment (HAP) contracts for new construction and rehabilitated projects is not self-implementing. This notice restates and updates these prior notices, including specific 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 approval and review of federally-funded affordable housing. A pilot program aiding the signing of Memoranda of Understanding between various State and federal agencies providing affordable housing assistance was

conducted successfully across seven states in 2012,6 and HUD intends to publish a guidebook that will allow all agencies that wish to enter into such an agreement to do so. This notice provides guidance and updates on how and in what situations such agreements can be utilized to reduce the burden of subsidy layering review on government agencies.

D. Section 102 of the HUD Reform Act and Other Authorities

HUD's regulations in 24 CFR part 4 implement section 102(d) of the HUD Reform Act (42 U.S.C. 3545(d)) and contain a number of provisions designed to ensure greater accountability and integrity in the way in which HUD makes assistance available under certain of its programs. Section 4.13 of 24 CFR (Limitation of assistance subject to section 102(d)) requires HUD to certify, in accordance with section 102(d) of the HUD Reform Act, that assistance made available by HUD for a specific housing project will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources. In order to make that certification, a subsidy layering review must be performed. In addition, The Housing and Community Development Act of 1992 (Pub. L. 102-550, approved October 28, 1992), as amended by the Multifamily Housing

¹ It should be noted that, at the time of publication of this Notice, HUD is doing the subsidy layering reviews in all types of cases, including in mixed-finance projects with LIHTC.

² Even though not required by HERA, HUD in practice requires certifications in these cases.

³ See footnote 1.

⁴ See fooinote 2

⁵ Sen http://www.whitehouse.gov/blag/2011/02/ 01/urban-update-aligning-federal-rental-housingpolicy.

^{*} See http://www.huduser.org/portal/pdredge/ pdr_edge_fentd_article_012612.html.

Property Disposition Reform Act of 1994 (Pub. L. 103-233, approved April 4, 1994) added a "Subsidy Layering Review" provision at 42 U.S.C. 3545 note, which states that the subsidy layering requirement for projects receiving assistance under a HUD program and receiving tax credits may be satisfied "by a certification by a housing credit agency to the Secretary, submitted in accordance with guidelines established by the Secretary, that the combination of assistance within the jurisdiction of the Secretary and other government assistance provided in connection with a property for which assistance is to be provided within the jurisdiction of the Department of Housing and Urban Development and under section 42 of the Internal Revenue Code of 1986 shall not be any greater than is necessary to provide affordable housing." This statutory note also sets requirements for equity capital and project costs. Finally, as noted, in 2008, HERA altered some of these subsidy layering requirements.

Project Based Assistance But No LIHTC

Section 2835 of HERA adds subparagraph (M) to section 8(o)(13) of the U.S. Housing Act of 1937, 42 U.S.C. 1437(o)(13), which provides that a subsidy layering review shall not be required for project-based assistance (1) for an existing structure, or (2) if a subsidy layoring review has been conducted by the applicable State or local agency. However, this section does not speak to the case where HUD conducts the review, hence that situation is governed by other applicable law, specifically, section 102(d) of the HUD Reform Act, 42 U.S.G. 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 authority to an HCA, on

a case-by-case basis, and within its sole discretion, HUD may delegate the subsidy layering review activity to a local HCA subject to HUD's review under 42 U.S.C. 3545 note and these guidelines. In such cases, HUD may request the HCA to make changes to the subsidy layering review or HUD may revise the HCA's subsidy layering review as needed. *Id.*

Mixed-Finance and Public Housing Without LIHTC

It is also possible for mixed-finance arrangements to occur with other forms of federal assistance, but without LIHTC. In regard to such mixed-finance and public housing, the applicable law is again section 102(d) of the HUD Reform Act, and HUD is responsible for performing subsidy layering reviews.

II. Certification

A. HUD's Certification Requirements Pursuant to 102(d) of the HUD Reform Act

HUD's regulation at 24 CFR 4.13 states that before HUD makes any assistance subject to section 102(d), with respect to a housing project for which other government assistance is, or is expected, to be made available, HUD will determine, and execute a certification, that the amount of the assistance is not more than is necessary to make the assisted activity feasible 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 an HCA has performed a subsidy layering review for a project that has been allocated LIHTCs and the subsidy layering review took into consideration the proposed projectbased voucher assistance, section 2835(a)(1)(F) of HERA climinates the need for the HUD Reform Act's section 102(d) certification requirement. However, HUD's obligation to certify in accordance with 102(d) of the HUD Reform Act and implementing regulations at 24 CFR 4.13 still exists where a review has not been substituted in accordance with the Goidelines contained in this notice.

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

An HCA is ordinarily designated for the purpose of allocating and administering the LHTC program under section 42 of the Internal Revenue Cudo (IRC), and so may do the subsidy layering review pursuant to authorization under this notice where there is LIHTC. In those transactions where there are other forms of government assistance involved, as in proposed project-besed voucher projects, which do not include LIHTC, and the HCA has no involvement in respect to the assistance, HUD will generally conduct subsidy layering reviews and make the required HUD Reform Act's section 102(d) certification in accordance with 24 CFR 4.13 for such projects as it is currently doing. HUD will also continue to conduct the review where there is no HCA available, or the applicable HCA has declined to perform the subsidy layering review.

2. HCA Participation Where Other Assistance Administered by the HCA May Be Involved

Currently, transactions involving LIHTC are the only case where the HCA has substantial involvement and, absent a waiver requested by the locality and granted by HUD for good cause, are generally the only case where the HCA performs the subsidy layering review. However, in the future, Congress may appropriate forms of assistance where there is involvement by a local HCA. In those cases, HUD may, by notice published in the Federal Register, on such terms and conditions as HUD may provide, and where not contrary to statutory authority, delegate performance of the subsidy layering review to the local HCA.

B. HCA Certification Under HERA

Under section 8 of the 1937 Act, specifically at 42 U.S.C. 1437f(o)(13)(M), the HUD Reform Act section 102(d) certification is not required with respect to project-based assistance, or if a subsidy layering review has been conducted by the applicable HCA. These Guidelines require that HCAs make an initial certification to HUD when the agency notifies HUD of its intoot to participate. The HCA certification provides that the HCA will, among other things, properly apply the Guidelines which HUD establishes. In addition, after a subsidy layering review has been performed by the applicable HCA, the HCA must certify that the total assistance provided to the project is not more than is necessary to provide affordable housing (Appendix B of this notice).

III. Intent To Participate

An HCA must notify HUD of its intent to participate in the preparation of subsidy layoring reviews for prujects combining other forms of government assistance with project-based voucher assistance before performing subsidy layering reviews pursuant to this notice. Questions or requests for clarification relating to subsidy layering reviews for units under the project-based voucher program and the implementation of these Guidelines should be addressed to HUD Headquarters, Section 8 Financial Management Division, and should be answered prior to an HGA's notification to HUD of its intent to participate.

A. Letter to HUD

An interested HCA shall notify HUD of its intent to perform subsidy layering reviews for newly constructed and rehabilitated projects that will reneive project-hased voucher assistance by sending a brief letter (Appendix A of this notice), exocuted by an authorized official of the HCA informing HUD that it: (1) Has reviewed these Gnidelines; (2) understands its responsibilities under these Guidelines; and (3) certifies that it will perform the snbsidy layering review as it relates to project-based voucher assistance in accordance with all statutory, regulatory and Gnideline requirements. Such letters should be forwarded via email to the Section 8 Financial Management Division at HUD Headquarters at the following address: pih.financial.managemeat.division@ hud.gov.

B. HUD Acknowledgement

Once HUD has been notified of an HCA's intention to participate, HUD will acknowledge that participation by a written letter to the HCA, and post the agency's name on the Office of Public and Indian Housing's Web site as a participating agency. Once an HCA's intent to participate is acknowledged by HUD through a response letter, that agency may perform subsidy layering reviews, and certify such reviews have been performed, on behalf of proposed project-based voucher HAP contracts for newly constructed or rehabilitated units in accordance with the HCA's existing requirements, provided such requirements are in substantial compliance with these Guidelines.

C. Revocation of Participation

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

D. HUD Participatioa

HUD will follow these Guidelines in conducting the required snbsidy 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 HIUD; (2) an HCA opts to not accept the responsibilities pursuant to section 2835(a)(1)(F) of HERA; (3) project-based voucher assistance is combined with other government assistance that does not include LIHTCs, and the HCA does not have the authority to conduct such review; or (4) the project is mixed finance.

E. Applicability

These guidelines apply to any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage that is provided under a program administered by HUD for use in, or in connection with, a specific housing project. Assistance provided under section 8(o)(13) of the 1937 Act (42 U.S.C. 1437f) (project-based 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 has previously acknowledged its participation and posted the agency's name on the Office of Public and Indian Housing's Web site as a participating agency prior to the effective date of this notice is also considered to be an HCA for purposes of performing subsidy layering reviews, except where HUD has revoked the HCA's authority to perform subsidy layering reviews.

Mixed-finance development—Mixedfinance development refers to the development (through new construction or acquisition, with or without rehabilitation) or modernization of public housing pursuant to 24 GFR 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-uwn with a private entity; or a PHA affiliate or instrumentality may own or co-own the units.

Other government assistance is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or iodirect assistance from the federal government, a State, or a unit of general local government, or any agency or instrumentality thereof.

Substantial compliance—For purposes of making the HERA certification, an HCA may perform subsidy layering reviews for proposed project-based voucher HAP contracts for newly constructed and rehabilitated units in accordance with the HCA's existing requirements, provided such requirements are in substantial compliance with these Guidelines. To be in substantial compliance, the HCA's guidelines shall be at least as stringent as these Guidelines, and require equivalent disclosures from the ownership entity.

V. Public Housing Agencies (PHA) Responsibilities

A. When Subsidy Layering Reviews Are Required

When a new construction or rchabilitation project has been selected by a PHA pursuant to program regulations at 24 CFR part 983 and the project combines other forms of governmental assistance, the PHAs mnst request a subsidy layering review. As part of the selection process, the PHA must require information regarding all HUD and/or other federal, State, or local governmental assistance to be disclosed by the project owner. Form HUD-2880? (Appendix C of this notice) may be used for this purpose, but is not required. The PHA must also instruct the owner to complete and submit a disclosure statement even if no other governmental assistance has been received or is anticipated. The statement must be submitted with the owner's application for project-based vouchers. The PHA must also inform the owner that if any information changes on the disclosure,

⁷ See http://portal.hud.gov/hudportal/documents/ huddoc7id=2880.pdf.

either by the addition or deletion of other governmental assistance, the project owner must submit a revised disclosure statement. If before or during the HAP contract, the owner receives additional HUD or other governmental assistance for the project that results in an increase in project financing in an amount that is equal to or greater than 10 percent of the original development budget, the owner must report such changes to the PHA and the PHA must notify the HCA, or HUD (if there is no participating HCA in their jurisdiction), that a further subsidy layering review is required.

B. Requesting Performance of Subsidy Layering Reviews

The PHA must request a subsidy layering review through the participating HCA. A list of participating HCAs will be posted on HUD's Office of Public Housing's Web site and updated periodically. If an HCA is not designated in the PHA's jurisdiction, the PHA should contact its local HUD field office. The PHA will be infurmed if there is in fact an HCA in their jurisdiction that will conduct the review or if the PHA must submit the required documentation to its local HUD field office. The local field office will request HUD Headquarters to conduct the subsidy layering review.

C. Providing Documents Required for Review

The PHA is responsible for collecting all required documentation from the owner. The documentation required is contained within Appendix D of this notice. The PHA is also responsible for providing the HCA with all documents required for the subsidy layering review. The documents must be forwarded to the HCA with a cover letter. If the initial submission to the HCA is incomplete, the HCA is in need of further documentation, or if new information becomes available, the PHA must provide the documentation to the HCA during the review process.

The PHA should contact the HCA to determine whether any documents the PHA is required to provide are already in the possession of the 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, a PHA may not provide project-based voucher assistance until after the required subsidy layering review has been performed in accordance with these Guidelines. Therefore, before entering into an Agreement to Enter into Housing Assistance Payments Contract (AHAP), the PHA must await the outcome of the subsidy layering review. All other pre-AHAP requirements must also be satisfied befure AHAP execution (e.g., environmental review). If the HCA with jurisdiction over the project has conducted the subsidy layering review, the HCA must certify to HUD that the project-based voucher assistance is in accordance with HUD subsidy layering requirements. The HCA must provide a capy of the certification to the PHA to signify to the agency that the subsidy layering review has been completed and a determination has been made that the project-based voucher assistance does not result in excessive government assistance. The PHA may proceed to execute an AHAP at that time.

If the subsidy layering review results in excessive public assistance, the HCA will notify HUD, in writing, with a copy to the PHA, of the outcome. The notification will include either a recommendation to reduce the LIHTC allocation, proposed amount of projectbased voucher assistance, or other assistance, or a recommendation to permanently withhold entering into an AHAP for the proposed project. HUD will consult with the HCA and the PHA prior to issuing its final determination either adopting the HCΛ's recommendation or revising the recommendation. Once the PHA receives HUD's final decision, the PHA must notify the owner in writing of the outcome.

If HUD conducts the review, HUD is responsible for making the required HRA section 102(d) certification pursuant to 24 CFR 4.13. If it is determined that the project-based voucher assistance does not result in excessive government subsidy, HUD will notify the PHA in writing. If it is determined that combining housing assistance payment subsidy under the project-based vaucher prugram with other governmental assistance results in excessive public assistance, HUD will require that the PHA reduce the level of project-based voucher subsidy ur inform the owner that the provision of projectbased voucher assistance shall not be provided.

VI. Subsidy Layering Review Categories—Overview

A. Calegory 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) of 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 part of its section 42(m)(2) review, the HCA considers all federal, State, and local subsidies which apply to the project. In making the determination that the LIHTC dollar amount allocated to a project does not exceed the amount the HCA determines is necessary for the financial feasibility of the project, the HCA must evaluate and consider the sources and uses of funds and the total financing planned for the project, the proceeds expected to be generated by reason of the LIHTC, the percentage of the LIHTC dollar amount used for project costs, and the reasonableness of the developmental and operational costs of the project. The subsidy layering review Guidelines under this antico 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 layaring reviews (that consider the same factors for the same reasons) by both HUD and HCAs. The only other review clement that an HCA must consider with the addition of project-based voucher assistance to a proposed project, is the effect the operational support provided by the project-based vouchers will have on the HCA's analysis in regards to the level of subsidy required to make the project feasible without over-compensation. HCAs must therefore analyze the operating pro-forma that reflects the inclusion of the project-based voucher assistance as part of the subsidy layering review process. The operational support analysis will consider the debt coverage

ratio (DCR) and the amount of cash-flow generated by an individual project to determine if excess funding exists within the total development budget.

In light of the above, when a proposal for project-based voucher assistance is contemporaneous with the application for, or award of, LIHTCs, the subsidy layering review required by these Guidelines may be fulfilled by the IRC section 42(m)(2) review if such review substantially complies with the subsidy layering review requirements under this notice. The Department expects that in most cases it will. If the IRC section 42(m)(2) review substantially complies with the requirements of a subsidy layering review under this notice, the HCA may make the required certification (Appendix B of this notice) to HUD without conducting an additional subsidy layering review pursuant to these Guidelines. If the HCA cannot make the required certification because the operation pro-forma was not reviewed as part of its IRC section 42(m)(2) review in the manner required by these Guidelines, the HCA must perform the limited review as described in section VIII.B of this notice and, if necessary, reduce the subsidy sonrce within its control (i.e., the total tax credit allocation amount) or promptly notify HUD of a recommendation to reduce the project-based voucher units or subsidy.

Where HUD conducts the review, for the reasons previously stated, in addition to evaluating the operational budget, HUD must analyze 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 voucher 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 Controcts Where the HCA Conducts the Subsidy Layering Review Without Consideration of Project-Based Voucher Assistance

Where a subsidy layering review has been conducted by an HCA on a proposed project-based voucher project for purposes of allocating LIHTCs which may have also included other furms of government assistance, but such review did not consider project-based voucher assistance (e.g., project-based vouchers were obtained subsequent to the LIHTC allocation), the HCA may conduct a limited review with an emphasis on the

operational aspects of the project in accordance with Section VIII,B of this notice.

Although project-based voucher projects are exempted from a full subsidy layering review, the HCA must still be able to certify when combining HUD and other governmental assistance, including project-based voucher assistance, that the project is not receiving excessive compensation. The HCA will be able to make this certification if the review performed as required by section 42(m)(2) uf the IRC substantially complied with these Guidelines. In addition to ensuring there is no excessive subsidy, the review must also consider whether there are any duplicative forms of assistance (i.e., rental assistance from some other state, federal or lucal source). If it is found that there is duplicative rental assistance for the same unit, the unit does not qualify for project-based voucher assistance, and the HCA must apprise the PHA of such finding. For purposes of this analysis, LIHTC units are not considered duplicative rental assistance.

C. Category 3—Mixed-Finance Public Housing Projects

Under HUD's mixed-finance regulations, subsidy layering review must be conducted by HUD or its designee (e.g., the HCA) pursuant to section 102(d) of the HUD Reform Act (42 U.S.C. 3545(d)). HUD is responsible for subsidy layering reviews for mixedfinance and public housing development projects. On a case-by-case basis, and within its sole discretion, HUD may delegate the subsidy layering review activity to a local HCA subject to HUD's review. In such cases, HUD may request the HCA to make changes to the subsidy layering review or HUD may revise the HCA's subsidy layering review as needed.

VII. Subsidy Layering Review Guidelines—Procedural Description

Subsidy layering reviews are required prior to the execution of an AHAP fur new construction and projects that will undergo rehabilitation, if the project combines project-based vouchnr assistance with other governmental assistance. When an HCA has conducted a subsidy layering review in connection with the allocation of LHTTC, the standards used by the HCA must substantially comply with these Guidelines. When HUD is conducting the subsidy lavering review it will follow these Guidelines and use the Snbsidy Layering Analysis form (Appendix E of this notice).

A. Maximum Allowable Amounts

Maximum Allowable Amounts are those that cannot be exceeded under any circumstances. If values provided by the project owner exceed the maximum allowable amounts, reductions must be made in either the proposed amount of project-based voucher assistance, or the LIHTC equity to bring the values below the maximum allowable amounts before the HCA van make its certification to HUD, and, where HUD is performing the review, before the HRA section 102(d) certification can be made. In the case of LIHTC syndication proceeds, if the values provided by the project owner are lower than the minimum LIHTC price, the PHA shall not enter into an AHAP with the owner unless the LIHTC allocation is reduced to bring the value of the tax credits at or above the minimum LIHTC price.

B. Safe Harbor Standards

Safe harbor standards are generally applicable development standards. Although the safe harbor standards can be exceeded under certain circumstances, projects for which the owner's documented development costs and fees are within the safe harbor standards can move forward without further justification. If any of the owner's costs and/or fees exceed the safe harbor limits, but are within the maximum allowable amount, additional justification and ducumentation are required.

Between the safe harbor standard and the maximum allowable amounts for each of the factors considered in the review is a range in which values may be acceptable if they are justified based on project size, characteristics, location, and risk factors. Additional documentation must be requested from the project owner that demonstrates the geed for values that exceed the safe harbor standards. If the review is being conducted by an HCA, instead of HUD, project costs exceeding the safe harbor standards must be consistent with the HCA's published qualified allocation plau. Under no circumstances may costs exceed the total maximum allowable

For all projects falling within Category 1, the reviewer (either an HCA, or HUD) must evaluate development costs to determine whether predevelopment cost associated with the construction of the project is within a reasonable range, taking into account project size, characteristics, locations and risk factors; and whether over-head, builder's profit and 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.

Safe Harbor Percentage Allowances

HCAs will use the following safe harbor standards which HUD has established for subsidy layering analysis purposes for project-based voucher HAP contracts: The percentage allowances may be negotiated between the safe harbor and maximum allowable amounts with the project sponsor and the individual HCAs to reflect their assessment of the market and to respect their qualified allocation plan. Any approved fees that exceed safe herbor amounts must be justified by special circumstances, such as market conditions or other circumstances that HUD may determine.

a. Standard (1)

General Condition: safe harbor—six percent (6%) of construction contract amount.

b. Standard (2)

Overhead: safe harbor---two percent (2%) of construction contract amount.

c. Standard (3)

Bnilder's Profit: safe harbor—six percent (6%) of construction contract amount.

The total allowed or allowable Safe Harbor percentages for General Conditions, Overhead, and Builder's Profit are based on hard construction costs and the maximum combined costs shall oot be more thao fourteen percent (14%) of the hard construction cost.

d. Standard (4)

Developer's fee: safe harbor-twolve percent (12%) of the total development cost (profit and overhead).

The maximum allowable developer's fee is fifteen percent (15%) of the project costs (profit and overhead).

2. When Development Costs Exceed the Safe Harbor Standard

If the costs for builder's profit, or developer's fee, exceed the safe harbor values without satisfactory documentation for the need for higher costs, either the HCA or HUD will take the actions outlined below:

a. HCA Performing Review

In cases where an HCA is performing the review, the HCA must reduce the subsidy source within its control, i.e., the total tax credit allocation amount, whenever necessary to balance the project's sources and uses.

HUD Performing Review

Where HUD is performing the review and it is determined that, after evaluating allowable sources and uses, the combination of assistance will result in excessive subsidy, HUD will reduce the proposed amount of project-based voucher assistance.

3. When Development Costs Are Within Safe Harbor

If all safe harbor standards are met, the HCA must examine the effect project-based voucher assistance will have on the operation's pro-forma before making its LIHTC allocation. If the safe harbor and operational standards (discussed below) are met, the HCA must submit its certification to HUD with a copy to the applicable PHA along with its sources and uses statement. If HUD is conducting the review, HUD will make the determination and notify the PH Λ that an AH Λ P may be signed.

4. Operations Standards

a. Debt Coverage Ratio

In addition to the analysis of the development budget as part of the subsidy layering review process, the HCA must also evaluate the project's 15-year operating pro-forma and apply the standards discussed below end contained within the Operations section of Appendix E of this notice. Projectbased voucher assistance and the amount of cash flow the project-based voucher rent amounts will gecerate for a given project must be carefully analyzed. The HCA must analyze the project's projected DCR over a 15-year period (the maximum initial term of the project-based voucher HAP contract). The DCR is determined to ensure that the net-income for the project is sufficient to cover all repayable debt (i.e., non-forgivable loads) over the life of the debt. In order to determine realistic costs over a 15-year period, the HCA must use appropriate trending assumptions for their market area.

Generally, operating expenses should be trended at 1 percent to 3 percent per year and rent increases should be trended at 1 percent to 3 percent per year for the first 5 years and 3 percent for each year thereafter. The minimum DCR is 1.10 and the maximum DCR may be up to 1.45 provided cash flow for the project does not exceed the limit established in accordance with section VIII.A.4.b of this notice, HUD may adjust these amounts by notice as new data becomes available.

If it is projected that the DCR will not fall below the minimum DCR, the project should have sufficient cash flow to pay all project operating expenses and amortized debt on the project, and have an acceptable percentage of the required debt service available for other uses. In 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 necessary tu 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 ofther reduce the LIHTC allocation amount (for Category 1 projects) or recommend to HUD the appropriate project-based voucher subsidy amount including supporting documentation. HUD will require that the PHA reduce the level of projectbased voucher subsidy. When HUD is performing the review, HUD will, if necessary, reduce the voucher units or monthly project-based voucher rents proposed by the PHA.

b. Cash-Flow

In addition to determining an acceptable DCR, actual cash flow to the project must also be analyzed. Cashfluw is determined after ensuring all debt can be satisfied and is defined as total income to the project minus total

expenses. If the cash fluw (minus any acceptable reserve amounts) exceeds 10 percent of total expenses, the cash generated from the project-based voucher assistance may be greater than is necessary to provide affordable housing. HUD may adjust this 10 percent standard by notice if new data becomes available.

If the cash-flow is greater than 10 percent of the total operating expenses, the HCA must require the owner to revisit the operating pro-forma to bring cash flow to a level that does not exceed 10 percent of the total operating expenses. If the owner declines, the HCA shall recommend to HUD a reduction in the project-based voucher rents or the number of project-based voucher units. Any recommendation shall include documentation to support the HCA's recommendation. When HUD performs the review, and cash flow is greater than 10 percent of the total operating expenses, HUD will notify the PHA of its determination and instruct the PHA to require the owner to re-visit the operating pro-forma to bring the cash flow to a level that does not exceed 10 percent of the total operating expenses. If the owner declines, HUD will 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 doplicative assistance (as stated above in section VI.B of this notice). The Operations Standards outlined in section VIII.A.4. of this notice shall be used for 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 vouchnr subsidy amount. If HUD is performing the review, HUD will, if necessary, reduce the vougher units or monthly project-based voucher rents proposed by the PHA.

C. Category 3 Subsidy Layering Reviews

Section 35 of the 1937 Act (42 U.S.C. 1437z-7) allows HUD to provide Capital or Operating Funds, or both, to a mixed-finance 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 account other governmental assistance." The subsidy layering review is currently conducted as a part of HUD's review of a development proposal and evidentiary materials and is not designated by HUD to HCAs.

Contents of Subsidy Layering Analysis for Mixed-Finance Projects

The HUD subsidy layering analysis for mixed-finance projects will include the following review:

a. Cost Control and Safe Harbor Standards for Rental Mixed-Finance Development; Risk Foctors. HUD will review all mixed-finance projects for compliance with HUD's Cost Control and Safe Harbor Standards (revised April 9, 2003), found at: http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_9880.pdf. These standards also contain risk factors for developers with fees above the safe harbor standards.

If a project is at or below a safe harbor standard, no further review will be required by HUD. If a project is above a safe harbor standard, additional review by HUD will be necessary. In order to approve terms above the safe harbor, the housing authority must demonstrate to HUD in writing that the negotiated terms are appropriate for the level of risk involved in the project, the scope of work, any specific circumstances of the development, and the local or national market for the services providud, as described in the Cost Control and Safe Harbor Standards

 b. Total Development Cost. HUD will review the total development cost of each mixed-finance development to ensure that public housing funds are not spent in excess of the Total Development Cost (TDC) and Housing Construction Cost (HCC) limits pursuant to § 941.306. PIH Notice 2011–38 or successor notice contains the current TDC and HCG 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/mfoh.

housing/programs/ph/hope6/mfph. c. Pro Rata Test. To ensure that the amount of public housing funds committed to a project is proportionate to the number of public housing units contained in the project, HUD will conduct a "Pro Rata Test". To meet this test, the proportion of public housing funds compared to total project funds committed to a project must not exceed the proportion of public housing units compared to the total number of units contained in the project. For example, if there are a total of 120 units in the project and 50 are public housing units, the public housing units are 42 percent of the total number of units in the project. Therefore the amount of public housing funds committed to the project cannot exceed 42 percent of the total project budget, unless otherwise approved by HUD. However, if public housing funds are to be used to pay for more than the pro rata cost of common area improvements, HUD will evaluate the proposal to ensure that common 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 not tax credit equity being invested in the project that is consistent with amounts generally contributed by investars to similar projects under similar market conditions, and that is not less than 51 cents for each dollar of tax credit allocation awarded to a project. HUD also reviews this net amount to ensure that it represents a market rate of equity, given the current market for the purchase of tax credits. To calculate the discounted net proceeds, HUD reviews the gross syndication proceeds and other expenses relevant to completing the tax credit syndication, compounding the equity installments received prior to the project's Place-in-Service Date and discounting the installments received after this date. If the project receives 51

cents or less or does not receive a market rate of equity, it is subject to additional review to reassess the

project's fees and costs.

For mixed-finance projects that comply with the mixed-finance requirements of this notice, no further subsidy layering analysis will be required. For those projects that fail to cumply, PHAs must (i) restructure the project so it complies with the requirements and resubmit the revised documentation to HUD for approval, or (ii) provide sufficient justification to HUD to allow HUD to 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
- Whether the values were correctly determined to be inside or outside of the approvable range.
- If values were above the safe harbor standards, whether sufficient documentation was available to the reviewer to justify the higher costs.
- If necessary, whother subsidy was reduced correctly.

If it is determined that any required documentation was not provided, or that any portion of the review was performed incorrectly, HUD may require appropriate corrective action.

Dated: September 22, 2014.

Jemine A. Bryon,

Acting Assistant Secretary for Public and Indian Housing.

Appendix A

HCA's Notice of Intent to Participate

, 20 U.S. Department of Housing and Urban Development 451 7th Street, SW Room 4232 Washington, DC 20410 By: Email: pih.financiol.monagement.division@

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

Ladies and Gentlemen:

The undersigned, a qualified Housing Credit Agency as defined under Section 42 of the Internal Revenue Cude of 1986, hereby notifies the United States Department of Housing and Urban

Development that it intends to conduct Subsidy Layering Reviews pursuant to HUD's Administrative Guidelines for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts for the purpose of ensuring that the combination of assistance under the Section 8 Project-Based Voucher Program with other federal, State, or local assistance does not result in excessive compensation. By signifying our intent to participate, the (name of agency) hereby certifies that:

The required personnel have reviewed the above cited statutes, the Federal Register Notice-Administrative Guidelines: Subsidy Layering Reviews for Proposed Section 8 Project-Basod Voucher Housing Assistance Payments Contracts and Mixed-Finance Development, and 24

CFR Section 983,55. The agency understands its responsibilities under the above cited statutes and the Guidolines. The agency certifies it will perform subsidy layering reviews in accordance with all statutory, regulatory and Guideline requirements, as well as any future HUD Notices, Directives, or other program information.

By executing this Intent to Participate, the undersign acknowledges that its participation will continue unless and until, the Department of Housing and Urban Development revokes this intent (name of ageecy) informs the HUD, in writing, upon 30 days' notice of its decision to withdraw its intent to participate.

This Notice of Intent to Participate is hereby executed and dated as of the date first listed above. By executing this Notice of Intent, the (name of agency) certifies that, upon HUD approval, the (name of agency) shall immediately assume the responsibility of performing subsidy layering reviews for proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts.

The Undersigned requests that the Department of Housing and Urban Development please direct all inquiries and correspondence relating to this Notice to:

[UNDERSIGNED NAME AND Title] STREET ADDRESS [CITY], [STATE] [ZIP]

Attention of: [NAME], [TITLE]
By Phone—[XXX-XXX-XXXX]
By Fax—[XXX-XXX-XXXX] By Email—[email address] [NAME OF Agency]

By:

Name:

The completed, signed, and dated Notice of Intent to Participate should be sent as a PDF attachment to an email message addressed to Miguel Fontanez at pih.financial.management.division@ hud.gov. The email message subject line should read "Submission of Notice of Intent to Participate."

For questions concerning the submission and receipt of the email please call (202) 708-2934.

Appendix B

HCA Certification

For purposes of the provision of Section 8 Project-Based Voucher Assistance authorized pursuant to 42 U.S.C. section 8(o)(13), section 2835(a)(1)(M)(i) of the Housing and Economic Recovery Act of 2008 (HERA), section 102 of the Department of Housing and Urban Development Reform Act of 1989, and in accordance with HUD's Administrative Guidelines, all of which address the prevention of excess governmental subsidy, I hereby certify that the Section 8 Project-Based Voucher Assistance provided by the United States Department of Housing and Urban Development to located in is not more than is necessary to provide affordable housing after taking into account other government assistance.

Name of HCA
Printed Name of Authorized HCA Certifying Official
Signature of Authorized HCA Certifying Official
Date
Appendix C
HUD Form 2880

documents/huddoc?id=2880.pdf Appendix D

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

http://portal.hud.gov/hudportnl/

- 1. Narrative description of the project. This should include the total number of units, including bedroom distribution. If only a portion of the units will receive project-based voucher assistance, this information is needed for hoth the project as a whole, and for the assisted portion.
- Sources and Uses of Funds Statement

Sources: List each source separately, indicate whether loan, grant, syndication proceeds, contributed equity, etc. Sources should generally include unly permanent financing. If

interim financing or a construction loan will be utilized, details should be included in a narrative (item 3 below).

Uses: Should be detailed. Do not use broad categories such as "soft costs." Acquisition costs should distinguish the purchase price from related costs such as appraisal, survey, titled and recording, and related legal fees. Construction and rehabilitation should include builder's profit and overhead as separate items.

- 3. Narrative describing details of each funding source. For loans, details should include principle, interest rate, amortization, term, and any accrual, deferral, balloon or forgiveness provisions. If a lender, grantor, or syndicator is imposing reserve or escrow requirements, details should be included in the narrative. If a lender will receive a portion of the net cash flow, either as additional debt service or in addition to debt service, this should be disclosed in the narrative.
- 4. Commitment Letters from lenders or other funding sources evidencing their commitment to provide funding to

the project and disclosing significant terms. Loan agreements and grant agreements are sufficient to meet this requirement. However, proposal letters and letters of intent are not sufficient to meet this requirement.

5. Appraisal Report. The appraisal should establish the "as is" value of the property, before construction or rehabilitation, and without consideration of any financial implications of tax credits or project-based 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 miscellaneous income, vacancy loss, operating expenses, debt service, reserve contributions, and cash flow.

The analysis must be projected over a 15 year period. Income and expenses must be trended at ______ percent.

7. Tax Credit Allocation Letter, Issued by the State tax credit allocation agency, this letter advises the developer of the amount of LIHTCs reserved for the project.

- 6. Historic Tax Credits. Some projects in designated historical districts may receive an additional one time historic tax credit. When applicable, the amount of the historic tax credit should be disclosed.
- 9. Equity Contribution Schedule. If equity contributed to the project will be paid in installments over time, a schedule should be provided showing the amount and timing of planned contributions.
- 10. Bridge Loans. If the financing plan includes a bridge loan so that proceeds can be paid up front when equity contributions are planned over an extended period, appropriate details should be provided.
- 11. Standard disclosure and perjury statement.
 - 12. Identity of Interest Statement,
- PHA commitment letter for project-based voucher assistance.
- Proposed project-based voucher gross rent amounts.

BILLING CODE 4210-67-P

Appendix E

SUBSIDY LAYERING ANALYSIS SUMMARY	- Grantowit :	1-		Appendix E
reject Name, Sponsor and Phase Information		<u> </u>		
Topos marine, oponios ano rilidas montanton	74-1-1-1	1	- 12 kg - 40 to 100 - 100 gran	
			10 07 000	
Number of units	-		#	L . sm. mu as
Number of diffes	and the same of th	-		
UMMARY: Subaidy Leyering Guideline Standards (Note A)	This Project	"Sale Harbor" Standard	"Celling" Standard	1 10
Builder Profit/General Condition/Over-head	T Tojaca	6%,2%.6%	14% Gen Cond + OH&P	
2, Developer Fee		12.0%	15.0%	1
3. Net Equity Proceeds		\$0.80	Market rate	STATE OF PARTY
4. Debt Coverage Ratio		1,10	1.45	Taxable 1
Calculation of Net Equity Proceeds from Syndication (Guide	THE PERSON NAMED IN COLUMN NAMED IN			
(a) Gross LIHTC Equity Syndication Proceeds from Investor		-		
· A				
(b) Equity Proceeds Not Available for Project Uses			1 - c av countre bec	
 Bridge Financing Costs (on loans to be repaid by equity) 	(Nota A)	-		
(A) Bridge loan Interest				
(B) Bridge loan costs other than interest (lender legal, ba	ink fees, etc.)			
(ii) Other Syndication Fees and Expenses (Note B)		· · · · · · · · · · · · · · · · · · ·		-
(A) Ownership entity organizational and legal cost				
 (B) Syndication fees paid from gross syndication proceed 	ds		1	
(C) Tax credit fees (to LIHTC-ewarding agency, etc.)			į.	la i
(D) Other syndication fees and costs (accounting, cost of	certification, etc.)	-		
(E) Total deductions from equity syndication proceeds				
		4		
(c) Amount of Equity Contribution Per Dollar of Tax Credit t			1	
(i) Net Equity Proceeds as of the Placed-in-Service Date (a)	Contraction of the property of the Contraction	-	-	
(ii) Enter amount of ennual tex credit ellocation (from tex cre	the same of the same and a second		10	J
(iii) Multiply by 10 (LIHTC award amont is annual allocation	per year for 10 year	9) X	e	
(M) Equals total LIHTC allocation to project over 10 years:		×		
(y) Multiplied by investor's ownership percentage:	a carl deserves			
 (vi) Equals LR-TC allocation to the investor: (vii) Net proceeds (c(i)), divided by LIHTC allocation to invest 	lor (c(d)) violes not	and tu nor dolla	od =	
(M) Her poseeds (C(I)), disease by Cirro accoming to since	ion for ally Japanes that	adoity ber design		
Catculation of Debt Coverage Ratio (guideline standard 4)		+	-7	175-201-030-0150-0
(a) Net Operating Income		1	The second of	
(i) Total Operating Income		-		
(ii) minus Total Operating Expenses		1		
(iii) Equels NOI	1		-	
(b) Debt Coverage Ratio			of Carel a contribute that a few	
(i) Debt Service				
(#) Net Operating (ncome (4.(a)(iii) above) divided by Debt Ser	Nice nouses DCR	1		
(c) Cesh Flow	1		The second second	
(i)Annual Reserve contributions		1		
(ii) Cash Flow (4.a.ii) minus 4.b.i minus 4.c.i)	1	1	Name and Address the Operation	
(iii) Cash Flow as a percentage of Expenses (4.c.il divided by	4.a.ii)			
1	1	1	1	
Land to the second transfer of the second tra		1-1-1-0		
otes		1		broken -
Analysis must confirm that only reasonable, market-rate bridge lox loans are not regotiefed through arm's-length transactions).	an interest and cost	s are recognized	(to avoid excess profits	that may result

BILLING CODE 4210-67-C

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 Necessary 8— Other Equity Sources (specify)

Total Sources: \$

PROJECT USES:

Mortgage Replacement Cost Uses-Total Land Improvements-Total Structures-General Requirements-Builder's General Overhead-Builder's Profit 9-Architects' Fees Bond Premium-Other Fees-Construction interest-Taxes-Examination Fee— Inspection Fee-Financing Fee-FNMA/GNMA Fee-Title & Recording— Legal— Organization-Cost Certification Fee-Contingency Reserve (Sub Rehab)— BSPRA/SPRA (if applicable)-Acquisition Costs-

SUBTOTAL MORTGAGEABLE REPLACEMENT COST USES\$

Non-Mortgage Uses:

(i.e. Uses Payable by Sources Other than the Mortgage) 10

Working Capital Reserve or 11— Operating Deficit Reserve 12—

SUBTOTAL NON-MORTGAGEABLE USES—\$

TOTAL PROJECT USESS

Estimated Net Syndication Proceeds:

The HCA may use this format before completing the Net Syndication Proceeds estimate line above on the Sources and Uses Statement, and must use this format to reflect final allocation determination assumptions.

Total Tax Credit Allocation—\$
Estimated Gross Syndication Proceeds—\$

Syndication Expenses:
Accountant's Fee—\$
Syndicator's Fee—\$
Attorney's Fee 13—\$
HCA Fee—\$
Organizational Expense 14—\$
Other (Specify)—\$
Subtotal Syndication Expenses—\$ 15
Bridge Loan Costs less Interest (if applicable)—\$

Adjustment for Early and Late
Installments (See Glossary, Net
Syndication Proceeds Estimate for
adjustment explanation)—\$

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

DEPARTMENT OF THE INTERIOR

Fish and Wildlife Service

[FWS-HQ-IA-2014-N201; FXIA16710900000-145-FF09A30000]

Marine Mammals: Issuance of Permits

AGENCY: Fish and Wildlife Service, Interior.

ACTION: Notice of issuance of permits.

SUMMARY: We, the U.S. Fish and Wildlife Service (Service), have issued the following permits to conduct certain activities with marine mammals. We issue these permits under Marine Mammal Protection Act (MMPA).

ADDRESSES: Brenda Tapia, U.S. Fish and

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	

Availability of Documents

Documents and other information submitted with these applications are available for review, subject to the requirements of the Privacy Act and

⁸ This line may be used for the additional amount needed from the owner to balance sources against uses when no additional monles are available from other sources.

⁹ Builder's Profit for non-Identity-of-Interest cases (a SPRA allowance may also be added below). See also Standard #1 safe harbor and ceiling standard alternatives before completing. The Mortgage Uso lines relating to Builder's Profit and Developer's Fee may be left blank if alternative funding standards are used, and the amounts are reflected below. Freedom of Information Act, by any party who submits a written request for a copy of such documents to: U.S. Fish and Wildlife Service, Division of Management Authority, Branch of

¹⁰ Note that syndication expenses are included below in the estimation of *Net* tax credit proceeds for this Statement, and therefore, are not included within this Statement.

Only Letter of Credit Costs may be included if the reserve is funded by a Letter of Credit.

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

12 Such fees may not duplicate legal nor title work charges already recognized. Therefore, only fees Permits, MS: IA, 5275 Leesburg Pike,

associated with the additional legal service associated with LIHTC projects should be recognized here by the HCA.

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

^{**}Such expenses may not include Organizational expenses which are already included, and should not be duplicated. Therefore, only extraordinary organizational expenses incurred because of the additional LHTC-ossociated application preparation activities should be included here.

COMPOSITE EXHIBIT X



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

Attachment 5

A CONTRACTOR OF THE PARTY OF TH

U.S. Department of Housing and Urban Development

Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

March 4, 2014

Mr. Gregg Fortner
Executive Director
Miami-Dade Public Housing
and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136

Re: Joe Moretti Apartments Public Housing Development

Dear Mr. Fortner:

This letter is being issued in connection with the application to be submitted by Joe Moretti Phase Two, LLC, on behalf of the Miami-Dade County, in the Request for Applications 2014-104 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Joe Moretti Apartments public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the Development:

- i. The name of the development is Joe Moretti Apartments.
- 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 192 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.

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

The proposed Development Joe Moretti Phase Two being submitted by Joe Moretti Phase Two, LLC will include 96 of the 192 unit Joe Moretti Apartments scattered site public housing development. All 96 ACC units for the proposed Development are located at 535 SW 6 Avenue, Miami, Florida.

Should you need additional information regarding the rental assistance for this development, please do not hesitate to contact the undersigned.

Very truly yours.

Victor Rocher Acting Director

Office of Public Housing

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



Attachment 7



June 10, 2015

Mr. Ken Reecy, Director of Multifamily Programs FLORIDA HOUSING FINANCE CORPORATION 227 N. Bronough Street, Suite 500 Tallahassee, FL 32301

Dear Mr. Reecy:

It is our understanding that Orange City Flats, L.P. intends to acquire the developments known as Villas of Orange City Phase I and Phase II and rehabilitate the property using the housing tax credits program administered by the Florida Housing Finance Corporation. This letter is to certify the following information regarding Villas of Orange City Phase I and Phase II:

- Name of existing development: Villas of Orange City
- Address of the development: 2515 and 2555 Enterprise Road Orange City, FL 32763
- Name of the proposed development: Orange City Flats
- Year Built: 1979 and 1981
- Total number of units that currently receive PBRA and/or ACC: 96
- Total number of units that will receive PBRA and/or ACC if the proposed development is funded: 96
- The HUD or RD financing program currently associated with the existing development:
 USDA RD 515
- The HUD or RD rental assistance that will be associated with the proposed development:
 USDA RD 515 Rental Assistance
- All HUD or RD financing programs that will be associated with the proposed development: USDA RD 515 Loans
- Confirmation that the development has not received financing from HUD or RD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year: I confirm the development has not received financing from HUD or RD after 1995 where the rehabilitation budger was at least \$10,000 per unit in any year.

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

USDA is an equal opportunity provider and employer

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,

R.C. OHAINTON 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 7

May 15, 2015

Mr. Thomas F. Flynn NGAR, LTD. 516 Lakeview Road, Villa 8 Clearwater, Florida 33756

RE: Preservation of North Grove Apartments

Dear Mr. Flynn:

It is our understanding that NGAR, LTD. intends to acquire the development known as North Grove Manor and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

(i) Development Name: North Grove Apartments

(ii) Address of Development: 713 North Grove Lane Seffner, FL 33584

(iii) Year Built: 1979

(iv) Number of units that currently receive PBRA: 30

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

Ruraf Development 2629 Waverly Barn Road, Ste 129 Davenport, Florida 33897 Voice (863) 420-4833 • Fax (863) 424-7333

USDA is an equal opportunity provider and employer.

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

PBRA - Form RD 3560-27

- (viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.
- (ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.
- (x) Loan Balance:

\$327,425

Should NGAR, Ltd secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will be recorded and effective for an additional 30 to 40 years from the date of closing; therefore, requiring this development to remain in the USDA/RD 515 Loan Portfolio.

Sincerely

.Catrina ∕A. Southall Area Director

Agreed and Accepted by:

Thomas F. Flynn, Manager of General Partner

NGAR, LTD.

Date

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EXHIBIT Y



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

Region IV, Miami Field Office Brickell Plaza Federal Building 909 SE First Avenue, Rm. 500 Miami, FL 33131-3042

June 18, 2015

Mr. Ken Reecy Director of Multifamily Programs Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, FL 32301

Subject:

St. Andrew Towers, Broward County, Florida

Tower II

Contract Number FL29M000103

Dear Mr. Reecy:

This letter is to confirm the understanding of the U.S. Department of Housing and Urban Development ("HUD") with regard to the above referenced project that is needed for processing an application to Florida Housing Finance Corporation for low-income housing tax credits.

- (i) Name of the Development: St. Andrew Towers (Tower II)
- (ii) Address of the Development: Tower II located at NW 99th Avenue at the intersection of NW 26th Street and NW 99th Avenue, Coral Springs, Florida
- (iii) Year built: 1974
- (iv) Total number of units that currently receive PBRA and/or ACC: 326 units (for both towers)
- (v) Total number of units that will receive PBRA and/or ACC if the proposed Development is funded: 163 units*
- (vi) All HUD financing programs currently associated with the existing development: None. The development was originally financed under HUD Section 236.
- (vii) The type of HUD rental assistance that will be associated with the proposed Development: PBRA Contract
- (viii) All HUD financing programs that will be associated with the proposed Development: None
- (ix) The referenced development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

* It is HUD's understanding that two separate applications are being submitted—one for each tower comprising St. Andrew Towers. If funded, HUD will consider a request from the owner to bifurcate the St. Andrew Towers HAP contract in order to facilitate the separate financing of each tower.

Z I D

Acting Director, Miami Multifamily Program Center

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all,