

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

MARIAN TOWERS, LTD.,

Petitioner,

FHFC Case No. 2016-032BP

FHFC Case No. 2016-284C

vs.

RFA 2015-111

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

**FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING**

Petitioner Marian Towers, Ltd. (“Petitioner” or “Marian Towers”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation (“Florida Housing”) to find Marian Towers 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, Marian Towers should have been found eligible for an allocation of Housing Credits.

Additionally, Marian Towers should have been recommended for an allocation of Housing Credits because two proposed developments in Miami-Dade County ranked higher than Marian Towers should have been assigned a Rental Assistance (“RA”) Level of 6 rather than 1 because of conditional language in the letters they submitted from the U.S. Department of Housing and Urban Development (“HUD”). Had Marian Towers, along with two other proposed developments disqualified for the same reason, been deemed eligible for funding, and had the two higher-ranked

Miami-Dade County Applicants¹ been assigned the appropriate RA Level of 6 rather than 1, the application of Florida Housing's Application Sorting Order and Selection Process would have resulted in Marian Towers being recommended for an allocation of Housing Credits.²

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for an allocation of Housing Credits pursuant to the RFA. Petitioner sought the allocation in connection with the proposed rehabilitation of a 220-unit apartment complex intended to serve the elderly demographic in Miami-Dade County, Florida. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

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

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

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

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2016-284C.

II. Notice

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

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

III. Background

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low-income housing tax credit program, which is governed by section 420.5099, Florida Statutes. Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits usually sell the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes. Florida

Housing issues both competitive Housing Credits (at issue in this RFA) and non-competitive Housing Credits. Rr. 67-48.002(20) and (82), Fla. Admin. Code.

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

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

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

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

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

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

10. In RFA 2015-111, Florida Housing established two funding goals: to fund an 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 B.* Once these goals were addressed, the RFA's selection process established a preference for proposed developments serving the elderly or person with a disability demographics rather than the family demographic. *Id.* § Four B.6a.-d.

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

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

- a. First, by Age of Development (with preference given to Applications that demonstrate within the documentation proved at questions 5.c.(2)(c) of Exhibit A that the proposed Development was originally built in the year 1985 or earlier);
- b. Next, by RA Level 1, 2 or 3 (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined Section Four A.5.c. of the RFA);
- c. Next, by the Application's eligibility for the Concrete Construction Funding Preference, as outlined at Section Four A.5.c.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- d. Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.11.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- e. Next, by the Application's Leveraging Classification which is outlined in Item 8 of Exhibit C of the RFA (with Applications that receive the Classification of A listed above Applications that receive the Classification of B);
- f. Next, by the Application's RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1**

Applications receive the most preference and RA Level 6 Applications receive the least preference);

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

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

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

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

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

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

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

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

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

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

2016-297C, Three Round Tower A, Miami-Dade County -- \$1,155,561;

2016-294C, Cathedral Towers, Duval County -- \$1,660,000;

2016-281C, Isles of Pahokee Phase II, Palm Beach County -- \$1,209,190; and

2016-290C, Lummus Park Manor -- \$500,000.³

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

IV. Substantial Interests Affected

A. Ineligibility Determination

14. During the course of the Review Committee meeting, ten of 24 Applicants were deemed ineligible for funding. Among these was Marian Towers. **Exhibit D.** According to statements made at the Review Committee meeting, Marian Towers was disqualified because an unnamed entity affiliated with Marian Towers was in financial arrears to the Corporation and appeared on the most recent Past Due Report. *See* RFA, § Five. Also disqualified for the same stated reason were Application Nos. 2015-283C, St. Elizabeth Gardens Apartments, Ltd. (“St. Elizabeth”); and 2015-285C, St. Andrew Towers I, Ltd. (“St. Andrew Towers I”). All three Applicants list the same Contact Person in their Applications: Elizabeth Wong. Ms. Wong is a member of the developer of all three entities and an employee of Atlantic Pacific Communities, LLC (also a member of the developer for each of the three entities). *See Composite Exhibit E*

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

(applications for Marian Towers, St. Elizabeth, and St. Andrew Towers I, minus all attachments except Attachment 4, which identifies Principals for each Applicant and each Developer).

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

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

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

2016-285C – 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 G**. It does, in fact, include Ms. Wong's name in connection with Metro Apartments (The Beacon). On information and belief, Marian Towers, St. Elizabeth, and St. Andrew Towers I were deemed ineligible at the June 8, 2016, Review Committee Meeting because of those entries on the May 11, 2016, Past Due Report.

16. The appearance of Ms. Wong's name on the Past Due Report in connection with Metro Apartments (The Beacon) reflects an error made by Florida Housing that has since been corrected. On July 1, 2016, at Ms. Wong's request, a revised Past Due Report dated May 11, 2016, was issued without any reference to Ms. Wong in connection with Metro Apartments (The

Beacon). *See Composite Exhibit H* (email string; revised Past 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 I** (Application and Exhibits to the Application; see p. 2-3 of the Application). The Developer was identified in the Application as Carlisle Group I Development, LLC. Ms. Wong was, at that time, an employee of Carlisle Development Group ("Carlisle") and had been Carlisle's contact person with Florida Housing for a number of years. Although she was secretary of a number of Carlisle limited liability companies in years past, she resigned from all of those entities on September 13, 2013. *See Exhibit J*. Consequently, disqualification of Marian Tower, St. Elizabeth, and St. Andrew Towers I in connection with RFA 2015-111 was in error. *See RFA*, § Five.⁴

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

An Application will be deemed ineligible to be considered for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there remains any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected

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

a. On December 19, 2013, Matthew Greer of Carlisle sent a letter to Steve Auger, executive director of Florida Housing, stating in relevant part as follows: “Please update the contact for all of the Carlisle properties listed on the attached from Liz Wong to Jonathan Del Sol. Jonathan’s contact information is below.” **Exhibit K**. Attached to Mr. Greer’s email is a list of Carlisle properties, including “The Beacon (fka Metro).” *Id.*, p. 2. On that same day, Ms. Wong sent an email to Mr. Auger, with copies to Kevin Tatrau, Laura Cox, Ken Reecy, Brian McDonough, Jonathan Del Sol, and Matt Greer, attaching Mr. Greer’s letter and the list of properties and stating: “Please see attached request to make Jonathon Del Sol the contact for all of the listed Carlisle properties.” **Composite Exhibit L**. On that same day, Ms. Cox forwarded Ms. Wong’s email to “special assets; compliance.” *Id.*⁵

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.

(Emphasis supplied).

⁵ One week earlier, on December 12, 2013, Ms. Wong sent a letter to numerous contacts at Florida Housing, including Mr. Auger and Ms. Cox, advising of her new email address and stating that “I am not receiving emails at 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 M**. Ms. Cox also forwarded this email to “compliance; special assets.” *Id.*

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

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

Good morning all,

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

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

d. Also on June 18, 2015, Kenny Derrickson forwarded Mr. Del Sol's email, along with the response from Ms. Cox, to Jay Friedman, a Florida Housing loan servicing senior analyst, with the following request: "Please update the past due report for the below." **Composite Exhibit P**. Mr. Derrickson sent another email to Mr. Friedman eight minutes later, asking: "Can you have the one currently on the intranet changed as well?" *Id.* Mr. Friedman responded as follows: "Liz Wong is actually listed under the column 'Owner Entity.' I will remove Liz and replace with Jonathan Del Sol -- and have the updated 5/15/2015 report on the Internet updated." *Id.*

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

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

Good evening everyone,

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

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

g. Ms. Wong's name did not appear on any subsequent Past 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 H**, p. 2.

19. As is apparent from the referenced communications with Florida Housing and the July 1, 2016, correction of the May 15, 2016, Past Due Report to remove any reference to Ms. Wong, her inclusion on the Past Due Report was in error. Thus, Marian Towers should not have been deemed ineligible to compete for an allocation of Housing Credits in connection with RFA

2015-111. Florida Housing's decision to deem Marian Towers as 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, Three Round Tower A, LLC ("Three Round Tower"), Halcy Sofge Preservation Phase One, LLC ("Haley Sofge") and West 76 Street LLC ("Lake Pointe"), all located in Miami-Dade County, each were assigned an RA Level of 1. Three Round Tower, with a lottery number of 1, was recommended for funding as the highest-ranking Applicant in Miami-Dade County. **Exhibit B.** Haley Sofge had a lottery number of 2 and Lake Pointe had a lottery number of 3, but they were not recommended for funding because of the County Test, described in the previous section. **Exhibit D.** Marian Towers, with a lottery number of 5, would have been the fourth highest-ranking Miami-Dade Application, assuming Marian Towers was deemed eligible for funding. Marian Towers also had an RA Level of 1. *Id.*

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

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

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

- (iv) Total number of units that **currently** receive PBRA and/or ACC⁶ if the proposed Development is funded;
- (v) Total number of units that **will** receive PBRA and/or ACC if the proposed Development is funded;
- (vi) All HUD or RD financing program(s) **originally and/or currently** associated with the existing development; and
- (vii) Confirmation that the Development has not received financing from HUD or RD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

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

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

(Emphasis in the original RFA).

22. Section Four A.5.c.(3) of the RFA states that “[t]he total number of units that will receive rental assistance (i.e., PBRA and/or ACC), as stated in the Development Category qualification letter provided as Attachment 7, will be considered to be the proposed Development's RA units and will be the basis of the Applicant's RA Level Classification.” (Emphasis supplied). Florida Housing then divides the number of RA units by the total number of units in the proposed development, which results in a percentage of total units that are RA units.

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

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

⁷ St. Elizabeth included the required letter from HUD as Attachment 7 to its Application. The letter includes all of the information required by the RFA, and states that the number of units currently receiving PBRA and/or ACC is 99. As to the number of units that will receive PBRA

24. Florida Housing’s assignment of an RA Level of 2 to St. Elizabeth rendered St. Elizabeth noncompetitive because of the RFA’s application sorting order and selection process, as described in the previous section (i.e., Applications with an RA Level of 1 are sorted higher than Applications with higher RA levels). Although Marian Towers disagrees with Florida Housing’s position on St. Elizabeth’s RA Level, Marian Towers believes that all Applicants should be treated the same by Florida Housing, and that other Applicants who also submitted letters from HUD or RD with conditional language should be assigned RA Levels other than 1. Any other approach would be arbitrary and capricious.

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

<u>RFA</u>	<u>Application Number</u>	<u>Development Name</u>	<u>RA letters with conditional language that had RA level 1</u>
2015-111	2016-297C	Three Round Tower A	<u>Selected for funding:</u> Attachment 7- "Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD."

and/or ACC if the proposed Development is funded, the letter states the number as 100. *Id.* That number is followed by asterisk, where the following is stated: “HUD is currently processing a request from the owner to increase the number of units subsidized under a HAP Contract to 100 by transferring budget authority for the one additional unit from another Catholic Housing Services Section 8 project under Section 8(bb) in accordance with Notice H-2015-03.” *See Exhibit A and Exhibit T* (attachment 7 to St. Elizabeth’s Application)

St. Elizabeth’s position is that if Florida Housing appropriately considers the number of units that “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).

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	<u>RA Level 1 but ineligible:</u> Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-111	2016-278C	Woodcliff Apartments	<u>RA Level 1 but ineligible:</u> Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."
2015-111	2016-279C	Colonial Pines	<u>RA Level 1 but ineligible:</u> Attachment 7- "USDA Rural Development will consent to the transfer if all regulatory requirements are met."

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

26. If the language in the HUD letter relating to St. Elizabeth can be deemed conditional, then certainly a subsequent "Subsidy Layering Review" by HUD should also be deemed equally -- or even more -- conditional. See Attachment 7 letters relating to Haley Sofge, Three Round Tower, and Smathers Preservation Phase One (included in **Composite Exhibit U**). For mixed finance developments (and in general), HUD is required to determine whether the amount of assistance being provided for the development is more than necessary to make the assisted activity feasible after taking into account other governmental assistance. This is called a "subsidy layering review." If a development doesn't fall within HUD underwriting criteria and is determined to be "oversourced," a Public Housing Agency ("PHA") must either (i) restructure the project so it complies with the requirements and resubmit the revised documentation to HUD for

approval,⁸ or (ii) provide sufficient justification to HUD to allow HUD to approve the original proposal. Additionally, if a project is over-subsidized, HUD can require that the PHA reduce the level of rental assistance. *See generally* Fed. Reg., Vol. 79, No. 187, September 26, 2014, pp. 57955-57966 (providing guidelines that Housing Credit Agencies must follow in implementing subsidy layering reviews) (**Exhibit V**). The HUD letter submitted for Three Round Tower A highlights yet another condition that in this case was not explicitly called out in the letter. The letter was directed to Miami-Dade Public Housing and Community Development and not to the Applicant. This is because Three Round Towers is currently a public housing development. The nature of public housing developments necessitates HUD's approval of disposition pursuant to Section 18 of the U.S. Housing Act or mixed-finance redevelopment under Section 35 of the Act. This approval is complex, and is certainly no less conditional than the Section 8(bb) approval required for St. Elizabeth.

27. Similarly, the language in the USDA letters relating to Application Nos. 2016-282C, 2016-278C, and 2016-279C appears conditional, stating: "USDA Rural Development will consent to the transfer if all regulatory requirements are met." (Emphasis supplied). **Composite Exhibit U**. It is unclear precisely what transfer is being referred to in the letters, but the St. Johns River Apartments letter states that the number of units currently receiving PBRA is 45, and the number of units that will receive PBRA is 46.⁹ Similarly, the St. Elizabeth letter states the number

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

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

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

28. Notably, the language in the letters from HUD and USDA on behalf of the Applicants in the chart is contingent on the Applications being funded and either undergoing a HUD “subsidy layering review” or, in the USDA letters, meeting all regulatory requirements. That is not the case with St. Elizabeth, where the change from 99 assisted units to 100 by HUD was not contingent on the St. Elizabeth Application being funded by Florida Housing. The change has been made and is already effective. **Composite Exhibit W** (Amendment to Project-Based Section 8 Housing Assistance Payments Contract Pursuant to Section 8(bb)(1) of the United States Housing Act of 1937). Numerous pages within these documents reference 100 units for St. Elizabeth. *Id.*

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

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

<u>RFA</u>	<u>Application Number</u>	<u>Preservation Developments Selected for Funding</u>	<u>RA Letter Conditional Language</u>
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).

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

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

V. Disputed Issues of Material Fact and Law

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

- Whether Florida Housing erred in determining that Marian Towers is ineligible for funding;
- Whether Ms. Wong's name mistakenly appeared on Florida Housing's original Past Due Report dated May 11, 2016;
- Whether Florida Housing failed to exercise due diligence in determining whether Ms. Wong's name should have been on the original Past Due Report dated May 11, 2016;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is contrary to Florida Housing's governing statutes, rules or policies, or the specifications of the RFA;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is clearly erroneous;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is contrary to competition;
- Whether Florida Housing's determination that Marian Towers is ineligible for funding is arbitrary or capricious;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was in error;
- Whether Florida Housing's failure to assign an RA Level of 6 to Haley Sofge and Three Round Tower was inconsistent with Florida Housing's assignment of an RA Level of 1 to St. Elizabeth;

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

VI. Statement of Ultimate Facts

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

VII. Right to Amend

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

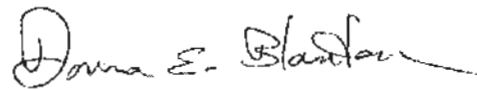
VIII. Statutes and Rules that Entitle Petitioner to Relief

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

IX. Demand for Relief

For the reasons expressed, Marian Towers respectfully requests that Florida Housing schedule the meeting required by section 120.57(3)(d)1., Florida Statutes, in an effort to resolve this protest. Marian Towers further requests that if the protest cannot be resolved, this Petition be forwarded to the Division of Administrative Hearings for a hearing in accordance with section 120.57(3)(d)3., Florida Statutes; that the Administrative Law Judge enter a Recommended Order determining that Marian Towers was entitled to an allocation of Housing Credits in connection with RFA 2015-111; and that Florida Housing adopt that Recommended Order as a Final Order.

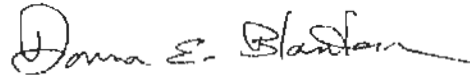
Respectfully submitted this 11th day of July, 2016.



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

CERTIFICATE OF SERVICE

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

EXHIBIT A

RFA 2015-111 - Recommendations

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

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	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
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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	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Milo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-281C	Isles of Pahoee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahoee II Developer, LLC; Pahoee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	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.

EXHIBIT C



RADEY

ATTORNEYS & COUNSELORS at LAW

PHONE (850) 425-6654 FAX (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

RECEIVED
16 JUN 29 AM 9:49
FLORIDA HOUSING
FINANCE CORPORATION

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

Dear Ms. Flemming:

Pursuant to section 120.57(3), Florida Statutes, and rules 28-110.003 and 67-60.009, Florida Administrative Code, Applicant 2016-284C, Marian Towers, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on June 24, 2016, concerning Request for Applications 2015-111. A copy of the Board's proposed selections, as posted on the FHFC website, is attached to this notice. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Donna E. Blanton

EXHIBIT D

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2016-280C	Isles of Pahokee Phase I	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee Developer, LLC; Pahokee Development Corporation	F	1,124,828.00	N	23	Y	Y	Y	Y	A	1	Y	11
2016-281C	Isles of Pahokee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	1	Y	18
2016-287C	Shuil Manor Apartments	Brevard	M	Patti P Adams	Herman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Y	Y	B	1	Y	4
2016-288C	Moore Landing	Brevard	M	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	Y	B	1	Y	17
2016-290C	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12
2016-291C	Hickory Knoll	Marion	M	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	A	1	Y	13
2016-293C	Pineda Village	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-295C	Haley Sofje Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Haley Sofje Phase One Developer, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	2
2016-296C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V. Swezy; RS Development Corp	E	760,605.00	N	23	Y	Y	Y	Y	A	1	Y	3
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Milo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-298C	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing LLC	E	1,050,661.00	N	23	Y	Y	Y	Y	A	1	Y	16
2016-299C	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	Y	20

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

2016-282C	St. Johns River Apartments	Putnam	S	Thomas F Flynn	Flynn Development Corporation	E	340,520.00	N	23	Y	Y	Y	Y		1	Y	21
2016-284C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	5
2016-285C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	23
2016-278C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	266,560.00	N	23	Y	Y	Y	Y		1	Y	19
2016-279C	Colonial Pines	Lake	M	Thomas F Flynn	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Y		1	Y	22
2016-283C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,402,702.00	N	23	Y	Y	Y	Y		2	Y	6
2016-286C	Century Woods Apartments	Escambia	M	Kimberly Murphy	Royal American Development, Inc.	F	353,999.00	Y	23	Y	N	Y	Y		6	Y	10
2016-277C	Hilltop Apartments	Madison	S	Kimberly Murphy	Royal American Development, Inc.	F	719,073.00	N	5	Y	Y	Y	Y		1	Y	24
2016-276C	Orangewood Apartments	Bradford	S	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Y	23	Y	N	Y	Y		6	Y	7
2016-292C	Chipola Apartments	Jackson	S	David Schultz	Community Housing Partners Corporation	E	774,136.00	N	23	Y	Y	Y	Y		1	Y	14

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

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

COMPOSITE EXHIBIT E

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

1. Submission Requirements:

a. Application Withdrawal Disincentive:

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

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

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

Catholic Housing for the Elderly and Handicapped, Inc.

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

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.

b. Applicant Certification and Acknowledgement:

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

2. Demographic Commitment:

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

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

3. Applicant Information:

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

St. Elizabeth Gardens Apartments, Ltd.

- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.
- c. Is the Applicant applying as a Non-Profit organization?
 Yes No

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

(1) Provide the following information for each Non-Profit entity as **Attachment 3**:

- (a) The IRS determination letter;
- (b) The description/explanation of the role of the Non-Profit entity;
- (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
- (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.

(2) Answer the following questions:

- (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

(e) Year Non-Profit entity was incorporated (yyyy): 1986

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

Yes No

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

[Click here to enter text.](#)

d. Principals for the Applicant and for each Developer:

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: [Click here to enter text.](#)

Last Name: Wong

Street Address: 2950 SW 27th Avenue, Suite 200

City: Miami

State: FL

Zip: 33133

Telephone: 305-357-4725

Facsimile: 305-476-1557

E-Mail Address: lwong@apcommunities.com

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

4. Developer and Management Company Information:

a. General Developer Information:

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

St. Elizabeth Gardens Development, LLC

[Click here to enter text.](#)

[Click here to enter text.](#)

(2) For each Developer entity listed at (1) above (that is not a natural person), the Applicant must provide, as **Attachment 5**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) General Development Experience:

(a) For each experienced Developer entity, the Applicant must provide, as **Attachment 5**, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A.4.a.(3)(a) of the RFA.

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

Yes No

b. General Management Company Information:

(1) The Applicant must state the name of the Management Company:

Catholic Housing for the Elderly & Handicapped, Inc.

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

5. General Development Information:

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

St. Elizabeth Gardens

b. Location of Development Site:

(1) The Applicant must indicate the County: Broward

(2) Address of Development Site:

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

801 NE 33rd Street, Pompano Beach

c. Development Category / Rental Assistance (RA) Level / Concrete Construction:

(1) The Applicant must indicate the applicable Development Category: 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 No

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

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

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

Yes 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:

[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) below and provide the required information.

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

b. Private Transportation Transit Service:

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

- Yes No

7. Set-Aside Commitments:

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

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

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

- 20% of units at 50% Area Median Income (AMI) or lower
- 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 Breakdown Chart	
Percentage of Residential Units	AMI Level
Enter Number%	At or Below 25%
Enter Number %	At or Below 28%
Enter Number %	At or Below 30%
20 %	At or Below 33%
Enter Number %	At or Below 35%
Enter Number %	At or Below 40%
Enter Number %	At or Below 45%
Enter Number %	At or Below 50%
80 %	At or Below 60%
Total Set-Aside Percentage:	100 %

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) †

- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star qualified roofing.

**Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.

†See specific requirements per Development Type at Section Four A.9. of the RFA.

10. Resident Programs:

- a. If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.a. of the RFA):
 - After School Program for Children
 - Literacy Training
 - Employment Assistance Program
 - Family Support Coordinator

- b. If the Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.b. of the RFA):
 - Literacy Training
 - Computer Training
 - Daily Activities
 - Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
 - Resident Assurance Check-In Program

- c. If the Applicant selected the Person with a Disability Demographic at question 2.c. above, the Applicant must select at least two (2) of the following resident programs (which are described at Section Four A.10.c. of the RFA):
 - Staff On-Site 24 Hours per Day
 - Employment Services
 - Resident Health Care Coordination Program
 - Resident Community-Based Services Coordination Program

11. Funding:

a. Housing Credits:

(1) The Applicant must state the Housing Credit Request Amount (annual amount):

\$ 1402702

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

(a) Is the proposed Development located in a HUD-designated DDA, as defined in Section 42(d)(5)(B)(iii), IRC, as amended?

Yes 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?

Yes 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.

or

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

b. **Other Funding:**

(1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:

Corporation File No.	Amount of Funding
<u>Click here to enter text.</u>	\$ <u>Click here to enter text.</u>

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

RD 515 RD 538

c. **Finance Documents:**

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

d. **Non-Corporation Funding Proposals:**

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

e. **Per Unit Construction Funding Preference:**

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

Yes No

Addenda

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

[Click here to enter text.](#)

RFA 2015-111 DEVELOPMENT COST PRO FORMA

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

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

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
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 <small>(See Note (3))</small> (Max. 14% of A1.1., column 3)	\$ 950,537.00	\$ _____	\$ 950,537.00
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 7,749,000.00	\$ _____	\$ 7,749,000.00
<i>General Development Costs</i>			
Accounting Fees	50,000.00	_____	50,000.00
Appraisal	12,000.00	_____	12,000.00

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 2 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>General Development Costs (Cont'd)</i>			
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		64,484.63
Building Permit	64,484.63		64,484.63
Brokerage Fees - Land/Buildings			
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	150,000.00		150,000.00
FHFC Administrative Fee		77,148.63	77,148.63
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee ^{See Note (6)}		230,319.00	230,319.00
FHFC Credit Underwriting Fees		11,661.00	11,661.00
Green Building Certification/ HERS Inspection Costs			
*Impact Fees (list in detail)			
Inspection Fees			
Insurance	158,031.00		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		66,305.88
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 FORMA

(Page 3 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	<u>59,090.91</u>	<u>22,159.09</u>	<u>81,250.00</u>
Construction Loan Credit Enhancement Fee(s)	<u></u>	<u></u>	<u></u>
Construction Loan Interest	<u>325,516.74</u>	<u>129,694.59</u>	<u>455,211.33</u>
Permanent Loan Origination/ Commitment Fee(s)	<u></u>	<u>6,340.00</u>	<u>6,340.00</u>
Permanent Loan Credit Enhancement Fee(s)	<u></u>	<u></u>	<u></u>
Permanent Loan Closing Costs	<u></u>	<u>4,113.20</u>	<u>4,113.20</u>
Bridge Loan Origination/ Commitment Fee(s)	<u></u>	<u></u>	<u></u>
Bridge Loan Interest	<u></u>	<u></u>	<u></u>
Non-Permanent Loan(s) Closing Costs	<u>17,727.27</u>	<u>6,647.73</u>	<u>24,375.00</u>
*Other (explain in detail)	<u></u>	<u></u>	<u></u>
A3. TOTAL FINANCIAL COSTS	\$ <u>402,334.92</u>	\$ <u>168,954.61</u>	\$ <u>571,289.53</u>
A4. CONTINGENCY RESERVES <small>See Note (8)</small>	\$ <u>1,223,471.74</u>	\$ <u></u>	\$ <u>1,223,471.74</u>
B1. ACQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ <u>3,480,000.00</u>	\$ <u></u>	\$ <u>3,480,000.00</u>
B2. *Other (explain in detail)	\$ <u></u>	\$ <u></u>	\$ <u></u>
C. DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ <u>14,317,612.80</u>	\$ <u>976,563.24</u>	\$ <u>15,298,186.04</u>
D. DEVELOPER'S FEE <small>See Note (1)</small>	\$ <u>2,442,300.00</u>	\$ <u></u>	\$ <u>2,442,300.00</u>
E. OPERATING DEFICIT RESERVES <small>See Note (9)</small>	\$ <u></u>	\$ <u></u>	\$ <u></u>
F. TOTAL LAND COST	\$ <u></u>	\$ <u>3,020,000.00</u>	\$ <u>3,020,000.00</u>
G. TOTAL DEVELOPMENT COST <small>See Note (7)</small> (C+D+E+F)	\$ <u>16,759,912.80</u>	\$ <u>3,998,563.24</u>	\$ <u>20,758,496.04</u>

RFA 2015-111 DEVELOPMENT COST PRO FORMA

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 Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees:

Other:
Relocation Expense

Financial Costs

(as listed at Item A3.)

Other:

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)

CONSTRUCTION/REHAB ANALYSIS

	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>20,758,496.04</u>	
B. Construction/Rehab Funding Sources:		
1. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>9,817,932.00</u>	Attachment <u>18</u>
2. First Mortgage Financing	\$ <u>8,125,000.00</u>	Attachment <u>19</u>
3. Second Mortgage Financing	\$ <u>5,926,750.00</u>	Attachment <u>20</u>
4. Third Mortgage Financing	\$ _____	Attachment _____
5. Grants	\$ _____	Attachment _____
6. HC Equity Bridge Loan	\$ _____	Attachment _____
7. USDA RD Financing:		
a. RD 515	\$ _____	Attachment _____
b. RD 538	\$ _____	Attachment _____
8. Other: _____	\$ _____	Attachment _____
9. Other: _____	\$ _____	Attachment _____
10. Deferred Developer Fee	\$ <u>2,442,300.00</u>	
11. Total Construction/Rehab Sources	\$ <u>26,311,882.00</u>	
C. Construction/Rehab Funding Surplus		
(B.11. Total Construction/Rehab Sources Sources, less A. Total Development Costs):	\$ <u>5,553,485.96</u>	(A negative number here represents a funding shortfall.)

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

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 2 of 2)

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>20,758,498.04</u>	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$ <u>14,726,898.00</u>	Attachment <u>18</u>
2. First Mortgage Financing	\$ <u>634,000.00</u>	Attachment <u>19</u>
3. Second Mortgage Financing	\$ <u>5,926,750.00</u>	Attachment <u>20</u>
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	\$ <u>2,442,300.00</u>	
10. Total Permanent Funding Sources	\$ <u>23,729,948.00</u>	
C. Permanent Funding Surplus (B.10. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u>2,971,451.96</u>	(A negative number here represents a funding shortfall.)

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



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

4

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
Aurello 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
11.12.15

Developer: St. Elizabeth Gardens Development, LLC
A Florida limited liability company
APC St. Elizabeth Development, LLC - Manager

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

Member: Kenneth Naylor
Member: Liz Wong
Member: Atlantic Pacific Communities, LLC
A Delaware limited liability company
Appreciation Holdings-Manager, LLC - Manager

Members: Howard D. Cohen Revocable Trust U/A/D 4/6/1993
Randy Weisburd
Kenneth Cohen
Stanley Cohen

Member: CHS St. Elizabeth Gardens Development, LLC
A Florida limited liability company
Catholic Health Services, Inc. - Manager

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

Officers: Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary
Ralph E. Lawson, Chairman
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Christopher Catallo
Rev. Alfred Cioffi, SThD, PhD

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

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

1. Submission Requirements:

a. Application Withdrawal Disincentive:

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

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

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

Catholic Housing for the Elderly and Handicapped, Inc.

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

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.

b. Applicant Certification and Acknowledgement:

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

2. Demographic Commitment:

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

- 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:

Marian Towers, Ltd.

- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.
- c. Is the Applicant applying as a Non-Profit organization?
- Yes No

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

(1) Provide the following information for each Non-Profit entity as **Attachment 3**:

- (a) The IRS determination letter;
- (b) The description/explanation of the role of the Non-Profit entity;
- (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
- (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.

(2) Answer the following questions:

- (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

(e) Year Non-Profit entity was incorporated (yyyy): 1986

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

Yes No

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

[Click here to enter text.](#)

d. Principals for the Applicant and for each Developer:

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: [Click here to enter text.](#)

Last Name: Wong

Street Address: 2950 SW 27th Avenue, Suite 200

City: Miami

State: FL

Zip: 33133

Telephone: 305-357-4725

Facsimile: 305-476-1557

E-Mail Address: lwong@apcommunities.com

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

4. Developer and Management Company Information:

a. General Developer Information:

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

Marian Towers Development, LLC

[Click here to enter text.](#)

[Click here to enter text.](#)

(2) For each Developer entity listed at (1) above (that is not a natural person), the Applicant must provide, as **Attachment 5**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) General Development Experience:

(a) For each experienced Developer entity, the Applicant must provide, as **Attachment 5**, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A.4.a.(3)(a) of the RFA.

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

Yes 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: 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 No

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

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

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

Yes No

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

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

e. Number of Units in Proposed Development:

(1) The Applicant must state the total number of units: 220

(2) The Applicant must select the applicable item below:

(a) Proposed Development consists of 100% rehabilitation units

(b) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

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) below and provide the required information.

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

b. Private Transportation Transit Service:

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

- Yes No

7. Set-Aside Commitments:

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

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

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

- 20% of units at 50% Area Median Income (AMI) or lower
- 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 Breakdown Chart	
Percentage of Residential Units	AMI Level
Enter Number%	At or Below 25%
Enter Number %	At or Below 28%
Enter Number %	At or Below 30%
20 %	At or Below 33%
Enter Number %	At or Below 35%
Enter Number %	At or Below 40%
Enter Number %	At or Below 45%
Enter Number %	At or Below 50%
80 %	At or Below 60%
Total Set-Aside Percentage:	100 %

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) †

- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star qualified roofing.

**Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.

†See specific requirements per Development Type at Section Four A.9. of the RFA.

10. Resident Programs:

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

11. Funding:

a. Housing Credits:

(1) The Applicant must state the Housing Credit Request Amount (annual amount):

\$ 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 No

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

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

Yes 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.

or

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

b. Other Funding:

(1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:

Corporation File No.	Amount of Funding
<u>Click here to enter text.</u>	\$ <u>Click here to enter text.</u>

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

RD 515 RD 538

c. Finance Documents:

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

d. Non-Corporation Funding Proposals:

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

e. Per Unit Construction Funding Preference:

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

Yes No

Addenda

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

[Click here to enter text.](#)

RFA 2015-111 DEVELOPMENT COST PRO FORMA

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

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

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
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)	_____	_____	_____
A1.1. Actual Construction Cost	\$ 8,803,052.50	\$ _____	\$ 8,803,052.50
A1.2. General Contractor Fee <small>(See Note (3))</small> <small>(Max. 14% of A1.1., column 3)</small>	\$ 1,226,947.50	\$ _____	\$ 1,226,947.50
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 10,030,000.00	\$ _____	\$ 10,030,000.00
<i>General Development Costs</i>			
Accounting Fees	50,000.00	_____	50,000.00
Appraisal	12,000.00	_____	12,000.00

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 2 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>General Development Costs (Cont'd)</i>			
Architect's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	84,530.53		84,530.53
Building Permit	84,530.53		84,530.53
Brokerage Fees - Land/Buldings			
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	198,000.00
Soil Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	53,063.75	53,063.75	106,127.50
Utility Connection Fee			
*Other (explain in detail)		550,000.00	550,000.00
A2. TOTAL GENERAL DEVELOPMENT COST	\$ 1,446,747.81	\$ 1,304,327.75	\$ 2,751,075.56

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 3 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	<u>151,066.25</u>	<u>62,203.75</u>	<u>213,270.00</u>
Construction Loan Credit Enhancement Fee(s)	<u> </u>	<u> </u>	<u> </u>
Construction Loan Interest	<u>919,405.45</u>	<u>334,700.33</u>	<u>1,254,105.78</u>
Permanent Loan Origination/ Commitment Fee(s)	<u> </u>	<u>62,160.00</u>	<u>62,160.00</u>
Permanent Loan Credit Enhancement Fee(s)	<u> </u>	<u> </u>	<u> </u>
Permanent Loan Closing Costs	<u> </u>	<u>40,327.52</u>	<u>40,327.52</u>
Bridge Loan Origination/ Commitment Fee(s)	<u> </u>	<u> </u>	<u> </u>
Bridge Loan Interest	<u> </u>	<u> </u>	<u> </u>
Non-Permanent Loan(s) Closing Costs	<u>45,319.88</u>	<u>18,861.13</u>	<u>63,981.01</u>
*Other (explain in detail)	<u>0.00</u>	<u>0.00</u>	<u> </u>
A3. TOTAL FINANCIAL COSTS	\$ <u>1,115,791.58</u>	\$ <u>618,052.73</u>	\$ <u>1,833,844.31</u>
A4. CONTINGENCY RESERVES <small>See Note (4)</small>	\$ <u>1,588,553.78</u>	\$ <u> </u>	\$ <u>1,588,553.78</u>
B1. ACQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ <u>6,500,000.00</u>	\$ <u> </u>	\$ <u>6,500,000.00</u>
B2. *Other (explain in detail)	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
C. DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ <u>20,682,093.17</u>	\$ <u>1,822,380.48</u>	\$ <u>22,504,473.65</u>
D. DEVELOPER'S FEE <small>See Note (1)</small>	\$ <u>3,599,293.02</u>	\$ <u> </u>	\$ <u>3,599,293.02</u>
E. OPERATING DEFICIT RESERVES <small>See Note (5)</small>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
F. TOTAL LAND COST	\$ <u> </u>	\$ <u>5,500,000.00</u>	\$ <u>6,500,000.00</u>
G. TOTAL DEVELOPMENT COST <small>See Note (7)</small> (C+D+E+F)	\$ <u>24,281,386.19</u>	\$ <u>7,322,380.48</u>	\$ <u>31,603,766.67</u>

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 Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees:

Other:
Relocation expenses.

Financial Costs

(as listed at Item A3.)

Other:

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)

CONSTRUCTION/REHAB ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>31,603,768.67</u>	
B. Construction/Rehab Funding Sources:		
1. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>11,618,257.00</u>	Attachment <u>18</u>
2. First Mortgage Financing	\$ <u>21,327,000.00</u>	Attachment <u>19</u>
3. Second Mortgage Financing	\$ <u>8,998,000.00</u>	Attachment <u>20</u>
4. Third Mortgage Financing	\$ _____	Attachment _____
5. Grants	\$ _____	Attachment _____
6. HC Equity Bridge Loan	\$ _____	Attachment _____
7. USDA RD Financing:		
a. RD 515	\$ _____	Attachment _____
b. RD 538	\$ _____	Attachment _____
8. Other: _____	\$ _____	Attachment _____
9. Other: _____	\$ _____	Attachment _____
10. Deferred Developer Fee	\$ <u>3,589,293.02</u>	
11. Total Construction/Rehab Sources	\$ <u>45,542,550.02</u>	
C. Construction/Rehab Funding Surplus		
(B.11. Total Construction/Rehab Sources Sources, less A. Total Development Costs):	\$ <u>13,938,783.35</u>	(A negative number here represents a funding shortfall.)

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

RFA 2015-111 DEVELOPMENT COST PRO FORMA

(Page 2 of 2)

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>31,603,786.67</u>	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$ <u>17,428,257.00</u>	Attachment <u>18</u>
2. First Mortgage Financing	\$ <u>6,216,000.00</u>	Attachment <u>19</u>
3. Second Mortgage Financing	\$ <u>8,998,000.00</u>	Attachment <u>20</u>
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	\$ <u>3,599,293.02</u>	
10. Total Permanent Funding Sources	\$ <u>36,241,550.02</u>	
C. Permanent Funding Surplus		
(B.10. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u>4,637,763.35</u>	(A negative number here represents a funding shortfall.)

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



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

4

LIST OF PRINCIPALS

APPLICATED
FHFG Advance Review
5/27/15

Applicant/Owner Entity: Marian Towers, Ltd.
A Florida limited partnership

General Partner: Marian Towers GP, LLC
A Florida 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 Welsburd, 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 Miami Beach Marian Towers, 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

Approved
FHFC Advance 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.*

5/27/15
FHRC Adm. and Review

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
Ralph E. Lawson, Chairman
Joseph M. Catania, President
Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary
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Aurelio Fernandez
Claudia de la Cruz
Aristides Pallin
Dr. Patrick Taylor
Paul Echelard
Christopher Catallo
Rev. Alfred Cioffi, SThD, PhD

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

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

1. Submission Requirements:

a. Application Withdrawal Disincentive:

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

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

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

Catholic Housing for the Elderly and Handicapped, Inc.

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

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.

b. Applicant Certification and Acknowledgement:

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

2. Demographic Commitment:

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

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

3. Applicant Information:

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

St. Andrew Towers I, Ltd.

- b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.
- c. Is the Applicant applying as a Non-Profit organization?
 Yes No

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

(1) Provide the following information for each Non-Profit entity as **Attachment 3**:

- (a) The IRS determination letter;
- (b) The description/explanation of the role of the Non-Profit entity;
- (c) The names and addresses of the members of the governing board of the Non-Profit entity; and
- (d) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.

(2) Answer the following questions:

- (a) Is the Applicant or one of its general partners or managing members incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

(e) Year Non-Profit entity was incorporated (yyyy): 1986

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

Yes No

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

[Click here to enter text.](#)

d. Principals for the Applicant and for each Developer:

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

e. Contact Person for this Application:

First Name: Elizabeth

Middle Initial: [Click here to enter text.](#)

Last Name: Wong

Street Address: 2950 SW 27th Avenue, Suite 200

City: Miami

State: FL

Zip: 33133

Telephone: 305-357-4725

Facsimile: 305-476-1557

E-Mail Address: lwong@apcommunities.com

Relationship to Applicant: Member of APC 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 No

b. General Management Company Information:

(1) The Applicant must state the name of the Management Company:

Catholic Housing for the Elderly & Handicapped, Inc.

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

5. General Development Information:

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

St. 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 No

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

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

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

Yes No

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

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

e. Number of Units in Proposed Development:

(1) The Applicant must state the total number of units: 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) below and provide the required information.

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

b. Private Transportation Transit Service:

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

- Yes No

7. Set-Aside Commitments:

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

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

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

- 20% of units at 50% Area Median Income (AMI) or lower
- 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 Breakdown Chart	
Percentage of Residential Units	AMI Level
Enter Number%	At or Below 25%
Enter Number %	At or Below 28%
Enter Number %	At or Below 30%
20 %	At or Below 33%
Enter Number %	At or Below 35%
Enter Number %	At or Below 40%
Enter Number %	At or Below 45%
Enter Number %	At or Below 50%
80 %	At or Below 60%
Total Set-Aside Percentage:	100 %

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) †

- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star qualified roofing.

** Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments in Exhibit C.

†See specific requirements per Development Type at Section Four A.9. of the RFA.

10. Resident Programs:

- a. If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.a. of the RFA):
 - After School Program for Children
 - Literacy Training
 - Employment Assistance Program
 - Family Support Coordinator

- b. If the Applicant selected the Elderly (ALF or Non-ALF) Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.10.b. of the RFA):
 - Literacy Training
 - Computer Training
 - Daily Activities
 - Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
 - Resident Assurance Check-In Program

- c. If the Applicant selected the Person with a Disability Demographic at question 2.c. above, the Applicant must select at least two (2) of the following resident programs (which are described at Section Four A.10.c. of the RFA):
 - Staff On-Site 24 Hours per Day
 - Employment Services
 - Resident Health Care Coordination Program
 - Resident Community-Based Services Coordination Program

11. Funding:

- a. Housing Credits:

(1) The Applicant must state the Housing Credit Request Amount (annual amount):

\$ 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 No

If "Yes", indicate which DDA: Broward

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

Yes 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.

or

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

b. **Other Funding:**

(1) For all proposed Developments, if a PLP loan has been awarded for this Development, the Applicant must provide the following information:

Corporation File No.	Amount of Funding
<u>Click here to enter text.</u>	\$ <u>Click here to enter text.</u>

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

RD 515 RD 538

c. **Finance Documents:**

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

d. **Non-Corporation Funding Proposals:**

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

e. **Per Unit Construction Funding Preference:**

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

Yes 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 Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR is not permitted in the Application, but one is permitted in credit underwriting where, if necessary, it will be sized.
 - (6) Because Housing Credit equity is being used as a source of financing, an estimated compliance fee should be included in column 2.
 - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

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

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
Accessory Buildings	_____	_____	_____
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	\$ 8,747,030.50	\$ 17,500.00	\$ 8,764,530.50
A1.2. General Contractor Fee <small>See Note (3)</small> (Max. 14% of A1.1., column 3)	\$ 1,221,469.50	\$ _____	\$ 1,221,469.50
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 9,968,500.00	\$ 17,500.00	\$ 9,986,000.00
<i>General Development Costs</i>			
Accounting Fees	50,000.00	_____	50,000.00
Appraisal	12,000.00	_____	12,000.00

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	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>General Development Costs (Cont'd)</i>			
Architect's Fee - Site/Building Design	350,000.00		350,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	84,145.31		84,145.31
Building Permit	84,145.31		84,145.31
Brokerage Fees - Land/Buildings			
Capital Needs Assessment			
Engineering Fees	100,000.00		100,000.00
Environmental Report	100,000.00		100,000.00
FHFC Administrative Fee		91,300.00	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	60,000.00	300,000.00
Market Study	7,000.00		7,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes	153,000.00		153,000.00
Soil Test Report			
Survey	25,000.00		25,000.00
Title Insurance & Recording Fees	85,113.50		85,113.50
Utility Connection Fee			
*Other (explain in detail)		547,500.00	547,500.00
A2. TOTAL GENERAL DEVELOPMENT COST	\$ 1,620,266.62	\$ 1,039,550.00	\$ 2,659,816.62

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	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE	3 TOTAL
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	<u>94,284.00</u>	<u>36,666.00</u>	<u>130,950.00</u>
Construction Loan Credit Enhancement Fee(s)	<u></u>	<u></u>	<u></u>
Construction Loan Interest	<u>508,398.16</u>	<u>329,182.07</u>	<u>837,580.23</u>
Permanent Loan Origination/ Commitment Fee(s)	<u></u>	<u>38,140.00</u>	<u>38,140.00</u>
Permanent Loan Credit Enhancement Fee(s)	<u></u>	<u></u>	<u></u>
Permanent Loan Closing Costs	<u></u>	<u>24,744.07</u>	<u>24,744.07</u>
Bridge Loan Origination/ Commitment Fee(s)	<u></u>	<u></u>	<u></u>
Bridge Loan Interest	<u></u>	<u></u>	<u></u>
Non-Permanent Loan(s) Closing Costs	<u>28,285.20</u>	<u>10,999.80</u>	<u>39,285.00</u>
*Other (explain in detail)	<u></u>	<u></u>	<u></u>
A3. TOTAL FINANCIAL COSTS	\$ <u>630,967.36</u>	\$ <u>439,731.94</u>	\$ <u>1,070,699.30</u>
A4. CONTINGENCY RESERVES <small>See Note (5)</small>	\$ <u>1,578,390.83</u>	\$ <u></u>	\$ <u>1,578,390.83</u>
B1. ACQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings	\$ <u>2,682,000.00</u>	\$ <u></u>	\$ <u>2,682,000.00</u>
B2. *Other (explain in detail)	\$ <u></u>	\$ <u></u>	\$ <u></u>
C. DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ <u>16,480,124.61</u>	\$ <u>1,496,781.94</u>	\$ <u>17,976,906.75</u>
D. DEVELOPER'S FEE <small>See Note (1)</small>	\$ <u>2,876,104.20</u>	\$ <u></u>	\$ <u>2,876,104.20</u>
E. OPERATING DEFICIT RESERVES <small>See Note (5)</small>	<u></u>	<u></u>	<u></u>
F. TOTAL LAND COST	<u></u>	\$ <u>4,818,000.00</u>	\$ <u>4,818,000.00</u>
G. TOTAL DEVELOPMENT COST <small>See Note (7)</small> (C+D+E+F)	\$ <u>19,356,229.01</u>	\$ <u>6,314,781.94</u>	\$ <u>25,671,010.95</u>

RFA 2015-111 DEVELOPMENT COST PRO FORMA

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 Construction Cost

(as listed at Item A1)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2)

Impact Fees:

Other:
Relocation expenses.

Financial Costs

(as listed at Item A3)

Other:

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

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CONSTRUCTION/REHAB ANALYSIS

	AMOUNT	LOCATION OF DOCUMENTATION	
A. Total Development Costs	\$ <u>25,671,010.95</u>		
B. Construction/Rehab Funding Sources:			
1. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>11,618,838.00</u>	Attachment	<u>18</u>
2. First Mortgage Financing	\$ <u>13,095,000.00</u>	Attachment	<u>19</u>
3. Second Mortgage Financing	\$ <u>5,299,800.00</u>	Attachment	<u>20</u>
4. Third Mortgage Financing	\$ _____	Attachment	_____
5. Grants	\$ _____	Attachment	_____
6. HC Equity Bridge Loan	\$ _____	Attachment	_____
7. USDA RD Financing:			
a. RD 515	\$ _____	Attachment	_____
b. RD 538	\$ _____	Attachment	_____
8. Other: _____	\$ _____	Attachment	_____
9. Other: _____	\$ _____	Attachment	_____
10. Deferred Developer Fee	\$ <u>2,876,104.20</u>		
11. Total Construction/Rehab Sources	\$ <u>32,889,742.20</u>		
C. Construction/Rehab Funding Surplus			
(B.11. Total Construction/Rehab Sources Sources, less A. Total Development Costs):	\$ <u>7,218,731.25</u>	(A negative number here represents a funding shortfall.)	

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

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PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>25,871,010.95</u>	
B. Permanent Funding Sources:		
1. HC Syndication/HC Equity Proceeds	\$ <u>17,428,257.00</u>	Attachment <u>18</u>
2. First Mortgage Financing	\$ <u>3,814,000.00</u>	Attachment <u>19</u>
3. Second Mortgage Financing	\$ <u>5,299,800.00</u>	Attachment <u>20</u>
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	\$ <u>2,876,104.20</u>	
10. Total Permanent Funding Sources	\$ <u>29,418,161.20</u>	
C. Permanent Funding Surplus		
(B.10. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u>3,747,150.25</u>	(A negative number here represents a funding shortfall.)

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



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

4

LIST OF PRINCIPALS

Approved
FHFC Advance Review
5/27/15

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

General Partner: St. Andrew Towers I 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 I, 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

Approved
FHFC Advance 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.*

Developer: St. Andrew Towers I Development, LLC
A Florida limited liability company
APC St. Andrew Towers I 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 I Development, LLC
A Florida limited liability company
Catholic Health Services, Inc. - Manager

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

Officers: Sister Elizabeth A. Worley, SSJ, Vice Chairman, Secretary
Ralph E. Lawson, Chairman
Joseph M. Catania, President
Rev. Msgr. Tomás M. Marín, J.C.L., Assistant Secretary
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COMPOSITE EXHIBIT F

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 filing 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 G

PRFC

PRFC Due Report - as of 08/11/2016

Developer/Contract	Property Name	Owner Entity	Agent/Financier/Phisical	Planning Sequence	County	Original Lease Amount	Leasehold Status	Structure/Trailer	Comments
Developers Group Carrick Ortiz Johnathon Da'Sil	Magnum Commons	Ball Ridge II LLC	TCO Ball Ridge II LLC Carrick Ortiz Development Group Lloyd J. Beffus	RD2002-2005-Seri K PR12-2005-5295BK	San Joaquin	\$4,769,000 \$4,700,000	First Second	ACS	BOND/REPL - 1) A CNA was prepared for the property in 8/2014. The assessment recurred with an increase of \$539.79 per unit (\$1,519.16/mo) from \$255.50 per unit (\$1,026/mo). The borrower did not respond to Servicer's (BANK) request for plan. However, after further correspondence with BANK, CarLife was determined a willingness to pay, however, the holdup is now on BANK side as they are awaiting legal counsel to contact with Investor. Therefore, increase has been delayed. Request for status update sent to BANK, 2/13/15. Next update from BANK: 4/7/15, they are working document to be signed. Borrower requesting work from BANK. BANK requesting PWA, addressing BK increase. Claim requires completed working with BANK. BANK requesting PWA. October 2015 Banked BANK for status update 7/17/2015 & 10/27/2015. No further communication from Banked or CarLife regarding increase. 12/22/2015: additional inquiry 2/16/2016: Banked sent email to CFM 5/25/2016: increasing the monthly repayment reserve requirement to 39727.50 (which exceeds 271716). BANK/CFM contribution to through 9/1/15. No communication to Servicer's (BANK) follow up (BANK to Child Payment - CarLife) 4/18/2016 - Borrower deposit/withdrawal list
CarLife Property Management Carrick Steffen	Brownville Transit Village II	Brownville Village II, LLC	Brownville Village II, LLC Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2009-091205-556X RD2010-04 RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	3rd	FHDC/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	East Village Plaza Building Apartment	Bullinger Apartments, Ltd	Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2010-04 RD2010-04 RD2010-04	Kern-Duke	6,275,000.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	Brownville Transit Village II	Brownville Village II, LLC	Brownville Village II, LLC Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2009-091205-556X RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	East Village Plaza Building Apartment	Bullinger Apartments, Ltd	Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	Brownville Transit Village II	Brownville Village II, LLC	Brownville Village II, LLC Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2009-091205-556X RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	East Village Plaza Building Apartment	Bullinger Apartments, Ltd	Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	Brownville Transit Village II	Brownville Village II, LLC	Brownville Village II, LLC Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2009-091205-556X RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016
CarLife Property Management Carrick Steffen	East Village Plaza Building Apartment	Bullinger Apartments, Ltd	Bullinger Apartments, Ltd. CDG Bullinger Apartments, L.L.C. - BDC EHLINGER, INVESTMENTS, INC	RD2010-04 RD2010-04 RD2010-04	Kern-Duke	2,175K,500.00	4th	SMK/FHFC	FCBF - Over \$250 late fee per Failure to submit 2015 Audited Financials and SR-1 form by 5/7/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent on 5/10/2016

FHPC Past Due Report - as of 05/11/2016									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Loan Position	Service/ Trustee	Comments
Florida Low Income Housing Associates, Inc., cont. Jeff Reed	Parkside Gardens	Florida Low Income Housing Associates, Inc.	Florida Low Income Housing Associates, Inc.	HOME 2006-017H	Manon	\$8,196,838	Second	SMO	HOME - Past due for May T&E via n/a. payment in the amount of \$12,484.41 and Replacement Reserve escrow payment in the amount of \$2,400.00 that were due 5/10/16
Goldenrule Housing and CDC, Inc Cynthia Hamilton-Smith	Culman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,766	First	FHPC/SA	PLP - Loan matured on 9/30/11 Amount drawn is \$36,847.12 Demand letter sent monthly, last sent 4/29/16
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop, Alonza Anderson, Reginald Asadev, Carolyn Lane, William Galant, Buldog Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHPC/SA	PLP - Loan matured on 6/19/14 Demand letter sent monthly, last sent 4/29/16 Amount drawn \$649,939.40
H.A.R.D.S. of Central Florida Hil 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 Correspondence sent 7/11/14, 8/22/14, 09/10/14, 10/7/14, 11/7/14, 12/29/14 & 10/7/15 (Developer - Emily Badger (contact)) has indicated that they are willing to pay this fee Project will remain on Past Due Report until advised by FHPC that it's ok to waive fee
Hands for Homes, Inc. Billy G Jenkins	Crowfoot Street	Hands for Homes, Inc.	Billy G Jenkins, Carolyn A. Jaskins, Steve Bauer	HOME 1995HR-002	Orceola	\$503,861	First	FHFC	HOME - Owe permanent loan servicing fee and late fee totaling \$525.00
Harris Group, Inc. Cathy Harris	Liberty Center II	Liberty Center II, Ltd	Harris Group, II, Inc., Cathy S Harris	SAIL 1997-0546	Duval	\$1,429,229	First	FHDC	SAIL - Owe 1 monthly principal payment (also \$4,132.17 due 5/1/16) Remainder due as of 5/1/16
Heritage Farmers Group, Inc. James Kincaid	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Farmers Group II, Inc.; James Kincaid	SAIL 1995E-020 HC 1996L-01d	Palm Beach	\$385,945 N/A	Second	FHDC/SA	SAIL - Loan matured 6/30/12 Demand letter last sent 4/29/16
Housing Entrepreneurs of Fort Lauderdale Inc. Tam English	Dr. Kennedy Homes	Dr. Kennedy Homes, Ltd.		RFP2010-042809-144C/2010-029CX/2011-01DCX	Broward	\$,000,000.00	3rd	SMO-FHFC	TCOP - Owe \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/20/16. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Housing Independence, Inc. Debbie Sahaly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FHDC-AHDP	Hillsborough	NA	NA	FHDC	FHDC - Past due services fees (a) \$1,889.60. The owners have indicated to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12
Industrious Non-Profit Housing, Inc. Danna M. Carman	El Mirro Sol Gardens	Okeseebec Non-Profit Housing, Inc.	Frank Williamon Jr., Brenda Perez, Sid Estrada, Nan Garcia, Sinda Shanks, Bishop Maurice Alexander, Claudia Gomez, Jose Vasquez Sr., Sister Angela Ospina, Vanessa Villapando	HOME - 2001-029H	Okeseebec	\$975,000	Second	FHDC	HOME - Statements received through 3/31/16 reflect failure of borrower to remit February and March escrow deposits in approximate amount of \$1,200 each for a total due of \$2,400. Last email sent to Borrower 4/21/16
Jessamine Cay Apartments, LLC Benjamin Mullah	Jessamine Cay	Real Property Group	Robert Wolf	HC 1994L-093	Collier	NA	NA	FHFC	HC - Owe FHPC 2016 HC compliance monitoring fees (a) \$1,300. Last contacted the Borrower on 2/5/16
Jennings Development Corp. Anne M. Wallace	Ellen Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd., Ironwood partners, Inc., Ironwood Associates, Inc., MSC Bond Warehousing, L.L.C., Millard Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr	SAIL 2000-0075	Alachua	\$1,025,000	Second	SMO	SAIL - Past Due (a) \$8,639.00 for 2007 SAIL Interest due 8/31/09. Late charge (a) \$432.76 on 9/3/08 due immediately. Sent e-mail to borrower 10/28/08 to question status. Past due for 2011 SAIL interest (a) \$3,887.00 due by 8/31/12 in addition to the late payment charge (a) \$194.33 due immediately. Sent Request for update on 11/12/15, 12/23/15, 2/16/16, and 4/4/16
JFR Apartments, LLC Joel Reyes	Teal Pointe	JFR Apartments, LLC	JFR Apartments, LLC; Joel Reyes; Maenara Reyes; Josiah Reyes	HOME 1993HD-014	Miami-Dade	\$1,009,000	First	FHDC	HOME - Owe 2 monthly escrow payments of \$6,821.58 each due 3/11/16 & 4/30/16. Past due and reminder notices sent monthly. Last sent 5/5/16
Laces Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	PHC-NEM, LCHC-NEM, LCHC and Lene Wullweil (L. Michael D. Wehl, David O. Deutsch, and Mitchell M. Friedman)	RFP2010-042809-171C/2010-042CX/2011-022CX	Pinellas	\$1,100,000.00	N/A	FHDC/FHFC	TCOP - Owe \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/20/16. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Miami - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Miami - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-096	Pasco	NA	NA	FHFC	HC - Owe FHPC HC compliance monitoring fees (a) \$3,150. Last contacted the borrower on 2/3/2016. In foreclosure proceedings.
Miami Beach Community Development Corp. Beatrice Cuervo-Barbero	Mendham Place (aka Sunnouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatrice Cuervo-Barbero; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	DEMO 2001108-0002H	Miami-Dade	\$1,500,000	Second	FHDC	DEMO - Owe replacement reserves for 2013 (a) \$2,920. Received COG 7/13. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/20/13. Borrower has indicated they will begin making deposits once "the project is in full operation". Owe replacement reserves for 2014 (a) \$1,760. Owe replacement reserves for 2015 (a) \$17,760
	The Allen	MBDC The Allen LLC	Miami Beach Community Development Corporation, Inc.; Beatrice Cuervo-Barbero; Alan Hall; Deena Gumbert; Gemell Cuervo; Jo Amundson; Tamra Steffensen	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Owe \$10,500 plus a 3% late charge of \$529.20 for the annual EHCL working fund due 8/31/13. Past due and reminder notices sent monthly, last sent 5/5/16

318FC

Per Due Report - as of 06/14/2016

Development/Client	Property Name	Owner Entity	Bank/Fin/Inst	Funding Source(s)	County	Original Loan Amount	Loan Position	Security Type	Comments
Milton Beards Community Development Corp., cdba Beards Community	Villa Maria Apts	Milton Beards Community Development Corporation	Bank of America	SHALR 2005-09FH18H	Stamford	\$1,000,000	Second	FIBC	SHALR - Owner replacement reserves in a \$500,000 loan as of 12/31/15
Miami Beach Medical Center of FL, Inc Angel Falls	Lawrence Building Westside	Miami Beach Medical Center of FL, Inc	Bank of America	CHTRB 2007-0123W	Miami-Dade	\$3,255,000	Second	FIBC	CHTRB - Owner 2015 CHTRB received here at \$1,099,246 due 02/10/16. Remainder balance will be paid 02/10/16 & paid due end of 5/3/16
MC Curran Gardens, Inc Coral Gables - SRH	McCurran Gardens	MC Curran Gardens, Inc	MC Curran Gardens, Inc	EBRCL 1997-003	Doral	\$193,199	Second	ACB/SA	EBRCL - Loan matured 8/21/2015. Borrower provided no funding in 2015 and has completed credit underwriting and moving to closing. The EBRCL loan will be paid off at closing of the new building.
Norfolk Land Reclaiming Associates II, LLLP Arnold E. Buchanan	Wynndale Green	Norfolk Land Reclaiming Associates II, LLLP	1931 Communities, LLC, dba Coral High Woods	HOME 1999-0701	Collier	\$2,053,000	Second	FIBDC	FIBDC - Statement received through 3/31/16 reflects failure of borrower to remit February and March reserve deposits to new 1st mortgage holder in appropriate amount of \$17,555 each for a total of \$35,110. Statement shows PM deposits are due for February and March in appropriate amount of \$2,906 each, but a cash due of \$3,800. Email sent to borrower 5/3/16
Richard L. Rignin	Rembrandt Preserve Phase II	Rembrandt Preserve III, LLLP	Rembrandt Preserve III, LLLP	RRP2010-04-2009-51C2010-071202011408CX	Lee	2,993,000.00	1st	FIBDC; FIBFC	FIBFC - Owner \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/23/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
South Florida Educational Development Corp Carnegie Hall	Lincoln Oaks	South Florida Educational Development Corp	South Florida Educational Development Corp, dba Carnegie Hall	ESR510-04-2009-13C2010-070202011400CX	Baker	3,600,000.00	3rd	FIBDC; FIBFC	FIBFC - Owner \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/23/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Southwest Properties I, Ltd Tara English	Southwest Gardens (Calm Apartments)	Southwest Properties I, Ltd	Southwest Properties I, Ltd	RRP2009-04-2009-073X	Broward	18,235,500.00	3rd	SAIF; FIBFC	FIBFC - Owner \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/23/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Southwest Properties III, Ltd Tara English	Southwest Gardens III	Southwest Properties III, Ltd	Southwest Properties III, Ltd	RRP2009-04-2009-145C2010-0602CX	Broward	6,273,200.00	1st	SAIF; FIBFC	FIBFC - Owner \$150 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/23/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Orchid Land Reclaiming Corporation, Inc Dorval Branch	Magnolia Walk II	Magnolia Walk Apartments II, Ltd	Magnolia Walk Apartments II, Inc Dorval Branch	KAD 2002CS-139	Miami	\$1,000,000 N/A	Second N/A	FIBDC	SAIF - 1st Lien reserve deposits are part of approximately \$1,660 through 3/31/16. Last remittance email sent 4/21/2016
Orchid Land Reclaiming Associates, L.P New Landcity	Orchid Bay I	Orchid Land Reclaiming Associates, L.P	TY Communities, LLC, dba Cedar Hill	SALE E11RFP 2010-06-12	Orange	\$1,255,000	Second	FIBDC	SAIF - Owner 2015 SAIF E11 remittance sent on 5/24/2016 at 8:15:16. Remainder notice sent 05/24/16. 2.19 LC & paid due made paid 5/31/16
Orchid Land Reclaiming Associates, L.P Orchid Bay II	Orchid Bay II	Orchid Land Reclaiming Associates, L.P	TY Communities, LLC, dba Cedar Hill	SALE E11RFP 2010-06-11	Orange	\$1,200,000	Second	FIBDC	SAIF - Owner 2015 SAIF E11 remittance sent on 5/24/2016 at 8:15:16. Remainder notice sent 05/24/16. 2.19 LC & paid due made paid 5/31/16
Orchid Land Reclaiming Associates, L.P Orchid Village	Orchid Village	Orchid Land Reclaiming Associates, L.P	TY Communities, LLC, dba Cedar Hill	TYR RFP 2010-06-11	Miami	\$2,430,000	Second	SAIF	TYR - Part due for May. T&E reserve payment made 5/16/2016 and Replacement Reserve reserve payment due 5/31/16. T&E reserve due 5/10/16
Paulina Estate Lake, LLC Lake District	Paulina Lakes	Paulina Estate Lake, LLC	AA&K (real), Deepak (trans)	SALE 1994-0238 HC 1994-006	Lee	\$2,681,613	N/A N/A	FIBDC	SAIF - Owner 2015 SAIF reserve sent on 5/20/16 due 02/10/16. Remainder notice sent 5/24/16. 2.19 LC & paid due made sent 5/31/16

Debt/Report Category	Property Name	Owner Entity	Agency/Financial	7-Field Source(s)	County	Original Loan Amount	Loan Position	Service/Tranche	Comments
Specialty Development, Inc. Kellie Laska	George Avani	SPT 04 Apartments, LLC	SP 04 Mortgage, LLC; SP and MO, LLC; J. David Page, Michael Mahoney, Scott Seelinger	SALE E1720143115	Sanborn	\$673,000	Third	FHDC	SALE - Over 2015 SALE E1720143115 amount was \$1,020,750 due 4/30/16. Remainder balance was 2,288,000. All 9/16 & part due notice sent 5/5/16
Southport Financial Services, Inc. Robert H. Laska	Johnson Kenneth Court (Silver Oaks)	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GR, Inc., and J David Page, Individually	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GR, Inc., and J David Page, Individually	HF201004020100018CX	Hillsborough	4,890,000.00	2nd	FHDC/FHCC	FHCC - Over \$250 due for failure to submit 2015 Annual Financial Statement and SER-1 form by 2/28/16. Failure to submit 2015 Annual Financial Statement and SER-1 form. Late fee invoice sent out on 2/10/2016
St. Clara Mission, Inc. Gwen Tinsley	St. Clara Mission	St. Clara Mission, Inc., Triane Mills Home	Franklin Home Loan Direct, WNCN Bank, Indigo, Green Lenses, Daniel	02720094030094030X	Franklin	123,895.00	2nd	SMG/FHCC	FHCC - Over \$150 due for failure to submit 2015 Annual Financial Statement and SER-1 form by 2/28/16. Failure to submit 2015 Annual Financial Statement and SER-1 form. Late fee invoice sent out on 2/10/2016
St. Thomas Properties, LLC Daniel Scoville Rajan Gonyea	Clarendon Cove	St. Thomas Properties, LLC	Bank of America	HC 1021-038	Hillsborough	N/A	N/A	FHCC	FHCC - Over FHCC/FHCC compliance including item # 63, 64, 69. Late fee collected the borrower on 3/29/16
	Walden	SPT WAH Walden, LLC	Steward Property Trust, Inc.	SALE 2002-11288	Hillsborough	\$2,000,000	Second	ACS	SALE Assumption 11/2015 - New first lien security bonded with HFF 1/23/2015. Completion with HFF indicate that the borrower has indicated a modification of their debt by requesting the possibility of collecting insurance escrow but indicated a modification of their debt may be necessary. Most recent update from HFF 1/23/2016 upon request from Steward documents are being reviewed to collect for insurance. HFF indicated that insurance should not be being collected with the April installment. Will complete HFF deposit requirements with FHCC requirements to ensure adequacy. SECURITIZED - new servicer in process of bonding - pending review ability to determine bonding
	Whispering Woods	SPT WAH Whispering Wood, LLC	Steward Property Trust, Inc.	HF2010120417	St. John	\$2,425,000	Second	ACS	SALE Assumption 11/2015 - New first lien security bonded with HFF 1/23/2015. Completion with HFF indicate their debt do not require recording for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their debt may be necessary. Most recent update from HFF 1/23/2016 upon request from Steward documents are being reviewed to collect for insurance. HFF indicated that insurance should not be being collected with the April installment. Will complete HFF deposit requirements with FHCC requirements to ensure adequacy. SECURITIZED - new servicer in process of bonding - pending review ability to determine bonding
	Wilmington	SPT WAH Wilmington, LLC	Steward Property Trust, Inc.	SALE 2001-29705	St. John	\$1,500,000	Second	ACS	SALE Assumption 11/2015 - New first lien security bonded with HFF 1/23/2015. Completion with HFF indicate their debt do not require recording for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their debt may be necessary. Most recent update from HFF 1/23/2016 upon request from Steward documents are being reviewed to collect for insurance. HFF indicated that insurance should not be being collected with the April installment. Will complete HFF deposit requirements with FHCC requirements to ensure adequacy. SECURITIZED - new servicer in process of bonding - pending review ability to determine bonding
	Windsore	SPT WAH Windsore, LLC	Steward Property Trust, Inc.	HF20101014	Sanborn	\$4,375,000	Second	ACS	SALE Assumption 11/2015 - New first lien security bonded with HFF 1/23/2015. Completion with HFF indicate their debt do not require recording for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their debt may be necessary. Most recent update from HFF 1/23/2016 upon request from Steward documents are being reviewed to collect for insurance. HFF indicated that insurance should not be being collected with the April installment. Will complete HFF deposit requirements with FHCC requirements to ensure adequacy. SECURITIZED - new servicer in process of bonding - pending review ability to determine bonding
Windsore Leasing of Greater Miami P. Willard Fair	Windsore Leasing of Greater Miami	Windsore Leasing of Greater Miami	F. Willard Fair	SALE 01-1988-004	St. John	\$1,000,000.00	2nd	FHCC	SALE Assumption 11/2015 - New first lien security bonded with HFF 1/23/2015. Completion with HFF indicate their debt do not require recording for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their debt may be necessary. Most recent update from HFF 1/23/2016 upon request from Steward documents are being reviewed to collect for insurance. HFF indicated that insurance should not be being collected with the April installment. Will complete HFF deposit requirements with FHCC requirements to ensure adequacy. SECURITIZED - new servicer in process of bonding - pending review ability to determine bonding
Windsore Ministry, Inc. W. Willard Fair	Windsore Community	Windsore Ministry, Inc.	Windsore Ministry, Ltd., Willie Adams, Lonnie Stewart, David Spencer	HF2005-126	David	\$500,000	Second	FHCC/SA	FHCC - Loan modified - 2/1/12 Amount due was \$159,037.75. Demand letter sent monthly. Late fee 3/29/16
Windsore 112 Residential Bank, LLC Yvesel Vidale	Windsore II	Windsore Residential Bank	Windsore Residential Bank, LLC	HF 1992-015	St. John	N/A	N/A	FHCC/FHCC	FHCC - Over FHCC/FHCC compliance including item # 63, 64, 69. Late fee collected the borrower on 3/29/16

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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		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 Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks 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.	1992L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manatee		First			01/02/14

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Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-S31C	Osceola	\$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	Everglades Housing Group, Inc.		2008-011C (2004-145C)	Collier	n.a.	n.a.	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500,000.00	2nd	AmeriNational		
First Coast Family and Housing Foundation	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/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Greater Miami Neighborhoods	Brandywine Court, LLC	2004-054H	Duval	Original \$2,000,000 Disbursed \$1,245,947	First	First Housing	\$1,127,147	06/08/09
Greater Miami Neighborhoods Russell Sibley, Jr.	Island Place	Greater Miami Neighborhoods	Island Place Apartments, LLC.	2001-034S	Miami-Dade	\$2,567,723	Second	Seltzer Management	\$2,567,723	07/12/10
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Gulf Landings Development Corp.	Boot Ranch West, Ltd.	1995 K \$11,700,00 GUAR \$11,274,260 96S-010/ 95L-504	Pinellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park	Hammon Park			CWHIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

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HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$366,881		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	\$95,498	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/18/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
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 2007-002FHS	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

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Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
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
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	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	80S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05

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Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1995S	Broward	\$28,000,000	First	First Housing		1993
Robert J. DeHarder Sam Hardee	Sugar Cane Villas Citrus Meadows	Heritage Affordable Development, Inc. Sam Hardee	Citrus Meadows Apts., Ltd.	90L-069 GN89Q-MMRB 89S-501 / 91-501C	Palm Beach Manatee	n.a. \$5,333,000 (Bonds) \$2,116,567 (SAIL)	n.a. Second	Rural Development First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational/ Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001- 528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestcor Development Corporation Steve Frick	Riley Chase	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. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	93HRR-003 93L-100	Miami-Dade	\$2,800,000	First	SMG	\$1,400,000	1/21/2016
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	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	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12

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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-008 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	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 1998-030S		\$337,500	Second		\$231,001	10/15/2001
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08		\$209,868	N/A		\$5,070	12/30/02
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	89-001S 90L-016	Folk	\$1,350,000	2nd	First Housing	\$602,138	12/31/10
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08		\$204,000	First		\$614	12/30/2002
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08		\$30,750	First		\$23,063	12/30/02
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanda 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
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	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,526	03/01/16
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968		Unsecured	\$45,968	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples	93S-045, 94L-005	Collier	\$1,225,000	2nd	Seltzer	\$914,532	06/23/11

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as of 05/11/2016**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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, Wilbert 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 #1	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$83,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward			PLP 05-093	Broward	\$105,186			\$105,186	09/26/08

COMPOSITE EXHIBIT H

From: Liz Wong <lwong@apcommunities.com>
Sent: Friday, July 01, 2016 1:04 PM
To: Kenneth Naylor; Donna Blanton
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
E-Mail | [Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Laura Cox [mailto:Laura.Cox@floridahousing.org]
Sent: Thursday, June 18, 2015 10:38 AM
To: Jonathan Del Sol <jdelso1886@cprmapartments.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.

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

From: Jonathan Del Sol [<mailto:jdelsol886@cpmapartments.com>]

Sent: Thursday, June 18, 2015 10:03 AM

To: Janet Peterson; Laura Cox; FHFCAssetMgt

Cc: Liz Wong

Subject: Fwd: FW: New Contact - Carlisle Properties

Good morning all,

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

Thank you,

Jonathan Del Sol, PA, HCCP, PHM

Carlisle Property Management

2950 SW 27th Avenue, Suite 200

Miami, FL 33133

Direct: 305-357-4742

Office: 305-476-8118 ext. 4742

Fax: 305-476-5240

----- Forwarded message -----

From: Liz Wong <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](tel:3053574725) | Fax: [\(305\) 476.1857](tel:3054761857)



FHFC Past Due Report - as of 05/11/2016									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Base/Relay/Principal	Funding Source(s)	County	Original Loan Amount	Lien Position	Servicer/ Trustee	Comments
Carle Development Group Claudia Ortiz Johathan Del Sol	Magnolia Crossings	Bell Ridge II, Ltd	YCG Bell Ridge II, LLC Carle Development Group Lloyd J. Boggia	BOND 2006 Series K RRLP 2005-303HR	San Joaquin	\$4,700,000 \$4,700,001	First Second	ACS	BOND/RRLP - IJA CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$929.79 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 Carle. Carle has demonstrated a willingness to pay; however, the buildup is now on BAML side as they are awaiting legal counsel to occur 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 PSA to be completed before addressing RR increase. Claims repair completed. Working with BAML. BAML requesting PSA October 2015. Emailed BAML for status update 7/1/2015 & 10/2/2015. No further communication from BAML or Carle regarding increase. 12/22/2015; additional inquiry 2/16/2016. BAML sent email to CPMS 3/25/2016 increasing the monthly replacement reserve requirement to \$927.94/unit effective 2/1/16. BAML req'd confirmation of overnight delivery. No response from property to date. Additional follow up (BAML to Chad Feldman - Carle) 4/18/2016 - Borrower Informational Ltr
Carle Property Management Carmen Saldarriaga	Brownsville Transit Village II	Brownsville Village II, Ltd	Brownsville Village II, LLC;	RFP2009-04/2009-056X	Miami-Dade	21,768,500.00	3rd	FHDC/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late fee invoice sent out on 5/10/2016
	East Village Via Ehlinger Apartments	Ehlinger Apartments, Ltd	Ehlinger Apartments, Ltd, CDG Ehlinger Apartments, L.L.C. BDC EHLINGER APARTMENTS, INC	RFP2010-04 2010-14/2009-146C/2010-045CX	Broward	6,275,000.00	4th	SMG/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late fee invoice sent out on 5/10/2016
	Everett Stewart Sr Village			RFP2009-04/2009-040X	Miami-Dade	21,768,500.00	4th	SMG/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late fee invoice sent out on 5/10/2016
	Metro Apartments (The Beacon)	Ark Development/Overtown I, LLC		RFP2009-04/2009-058X	Miami-Dade	20,655,000.00	3rd	SMG/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form Late fee invoice sent out on 5/10/2016
CEDO Housing Development Corp. Al Gunn	Triple Oaks II 60% 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 2008S-107	Galveston	\$2,490,000	Second	FHFC	SAIL - Over 2008 SAIL interest due \$80,688 due 12/31/09, over 2011 SAIL interest due \$31,004.95 due 12/31/12, over 2013 SAIL interest due \$28,876, over 2014 SAIL interest due \$28,437. Borrower remains past due for reserves under FHFC obligations, totaling \$40,908.10 thru 5/1/16 (FHFC requirements are monthly deposits of \$2,083). 3/2/16-Past Due notice sent to borrower regarding unpaid 2008, 2011, and 2014 SAIL interest due
Community Housing Initiative Trust, Inc. Nicole Tenopay	Willow Brook Village	Community Housing Initiative Trust, Inc	Community Housing Initiative Trust, Inc	SAIL 1996S-003	Broward	\$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
Complete Property Development Company Joseph Crossen	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp; Joseph F Crossen, Lyle Howland	SAIL 1995S-011 HC 1996L-007	Palm Beach	\$608,000 N/A	Second N/A	FHDC	SAIL - Per statements received from the borrower through 3/31/16, RR deposits are past due approximately \$1,179. Last email to Borrower sent 4/14/16
Comerstone Group Development LLC Matti Mader	Villa Capri Phase III	Villa Capri III Associates, Ltd	Registered Agents of FL, LLC, Comerstone Villa Capri III, LLC	RFP 2010-05 (X)2009-510C	Collier	14,582,575.00	2nd	SMG/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
East Little Havana Community Development Corporation Amia T. Rodriguez-Tejera	Rio Towers	East Little Havana Community Development Corporation	Amia T. Rodriguez-Tejera, Wifredo Grot, Florentino Almeida, Yanis Segura	HC 1990L-031	Miami-Dade	N/A	N/A	FHFC	HC - Over FHFC HC compliance monitoring fees due \$6,750. Last contacted the Borrower on 2/2/2016
Elderly Housing Development and Operations Corporation Steve Protalik	Mildred & Claude Pepper Towers	EHDOC Pepper Towers, LP	EHDOC Pepper Towers, LP ("Applicant"); EHDOC Pepper Towers Charitable Corporation ("General Partner"); Elderly Housing Development and Operations Corporation ("EHDOC"); and Steve Protalik, as individual ("Guarantors")	RFP2010-04/2009-092C/2010-026CX/11-007CX	Miami-Dade	2,300,000.00	2nd	ACS/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Serino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FDIC	FDIC - Over FHFC Administration Fees due \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15
Florida Low Income Housing Associates, Inc Jill Reed	Magnolia Village	Florida Low Income Housing Associates, Inc	Florida Low Income Housing Associates, Inc	HOME 2003-006H	Citrus	\$2,931,000	Second	SMG	HOME - Past due for May T&E escrow payment (due \$3,688.99) and Replacement Reserve escrow payment in the amount of \$833.34 that were due 5/1/16
	Melrose Walk	Florida Low Income Housing Associates, Inc	Florida Low Income Housing Associates, Inc	HOME 2005-008H	Citrus	\$4,220,000	Second	SMG	HOME - Past due for May T&E escrow payment in the amount of \$4,091.35 and Replacement Reserve escrow payment in the amount of \$1,041.67 that were due 5/10/16

PHFC Past Due Report - as of 05/11/2016									
Developer/Contract	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Loan Position	Service/ Trustee	Comments
Florida Low Income Housing Associates, Inc., cont. Jeff Reed	Puckale Gardens	Florida Low Income Housing Associates, Inc.	Florida Low Income Housing Associates, Inc.	HOME 2006-017H	Marion	\$8,196,838	Second	SMO	HOME - Past due for May TRR escrow payment in the amount of \$12,454.41 and Replacement Reserve escrow payment in the amount of \$1,400.00 that were due 5/10/16
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	FLP 2005-106	Bernholz	\$93,700	First	PHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn is \$0 \$30,447.12. Demand letter sent monthly, last sent 4/29/16
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Regina M. Analey; Carolyn Laws; William Gainer; Bishop Fred Brown	FLP 2007-142	Duval	\$750,000	First	PHFC/SA	PLP - Loan matured on 6/19/14. Demand letter sent monthly, last sent 4/29/16. 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.	HOME 1999FHR-013	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondence sent 7/11/14, 8/22/14, 09/10/14, 10/7/14, 11/7/14, 12/29/14 & 10/2/15. (Developer - Emily Badger (contact) has indicated that they are willing to pay this fee. Project will remain on Past Due Report until advised by PHFC that it is ok to waive fee.
Hands for Homes, Inc. Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G. Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Clay	\$503,961	First	PHFC	HOME - Over payment loan servicing fee and late fee totaling \$525.00
Harris Group, Inc. Cathy Harris	Liberty Center II	Liberty Center II, Ltd	Harris Group, II, Inc.; Cathy S Harris	SAIL 1993-054S	Duval	\$1,429,329	First	FHDC	SAIL - Over 1 monthly principal payment to date \$4,132.17 due 5/1/16. Remainder notice sent 5/8/16
Heritage Partners Group, Inc. James Kincaid	Royal Palm Lakes	Royal Palm Lakes, Ltd	Heritage Partners Group II, Inc.; Janet Kincaid	SAIL 1995S-030 EC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter last sent 4/29/16
Housing Enterprises of Fort Lauderdale Inc. Ian English	Dr. Kennedy Homes	Dr. Kennedy Homes, Ltd		RFP2010-04-2609-144C/2010-095CX/2011-010CX	Broward	\$,000,000.00	3rd	SMO/PHFC	TCEP - Over \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Housing Independence, Inc. Debbie Schabity	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FHDC-AHDP	Hillsborough	NA	NA	FHDC	FHDC - Past due services fees \$10,549.00. 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
Indian River Non-Profit Housing, Inc. Donna M. Curran	El Mira Sol Gardens	Okeechobee Non-Profit Housing, Inc.	Frank Williamson Jr.; Betocida Perez; Sol Estrada; Juan Daniela Sinda Shanks Bishop Maurice Alexander; Claudia Gomez; Jessie Vasquez Sr.; Sister Angela Orygina; Vanessa Villapando	HOME - 2001-029H	Okeechobee	\$975,800	Second	FHDC	HOME - Statements received through 3/31/16 reflect failure of borrower to remit February and March escrow deposits to approximate amount of \$1,200 each for a total due of \$2,400. Last payment sent to Borrower 4/21/16
Justine City Apartments, LLC Benjamin Mullah	Jasmine Cay	Real Property Group	Robert Wolf	HC 1994L-095	Collier	N/A	N/A	PHFC	HC - Over PHFC 2016 HC compliance monitoring fees \$10,150. Last contacted the Borrower on 2/5/16
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2001-067S	Alachua	\$1,025,000	Second	SMO	SAIL - Past Due \$10,859.00 for 2007 SAIL. Interest due 6/31/08. Late charge \$10,843.95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL. Interest \$10,847.00 due by 8/31/12 in addition to the late payment charge \$10,843.95 due immediately. Sent Request for update on 11/12/13, 12/23/13, 2/15/16, and 4/4/16.
JJR Apartments, LLC Joel Reyes	Teal Pointe	JJR Apartments, LLC	JJR Apartments, LLC; Joel Reyes; Xiomara Reyes; Josiah Reyes	HOME 1993HD-014	Miami-Dade	\$1,000,000	First	FHDC	HOME - Over 2 monthly escrow payments of \$6,821.38 each due 3/31/16 & 4/30/16. Past due and reminder notices sent monthly, last sent 5/5/16
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates LLC	PHG-MX, LCHC-MX, LCHC, and Louis Wolfson III, Michael D Wohl, David O. Deutch, and Mitchell M. Freedman	RFP2010-04-2009-171C/2010-043CX/2011-023CX	Pinellas	\$ 1,000,000.00	N/A	FHDC/PHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/3/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
MIMI - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Mimi - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Polk	N/A	N/A	FHDC	HC - Over PHFC HC compliance monitoring fees \$10,150. Last contacted the owner on 2/5/2016. In foreclosure proceedings.
Miami Beach Community Development Corp. Beatrice Cuevas-Barberio	Moritan Place (aka Suttrouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatrice Cuevas-Barberio; Jack Johnson; Alan Hall; Eileen Ralphy; Denis Russ	DEMO 2001/08-006HL	Miami-Dade	\$1,000,000	Second	PHFC	DEMO - Over replacement reserves for 2013 \$10,520. Received CO 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. Over replacement reserves for 2014 \$10,520 plus a 5% late charge of \$529.20 for the annual EHCL monitoring fund due 6/3/13. Past due and reminder notices sent monthly, last sent 5/5/16
	The Allen	MBCDC The Allen LLC	Miami Beach Community Development Corporation, Inc.; Beatrice Cuevas-Barberio; Alan Hall; Donna Gunther; Cornell Crews; Jo Asmundsson; Tanya Shetman	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Over \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL monitoring fund due 6/3/13. Past due and reminder notices sent monthly, last sent 5/5/16

FHPC Past Due Report - as of 05/11/2016									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Institutions/Principal	Funding Source(s)	County	Original Loan Amount	Loan Position	Services/ Trustee	Comments
Miami Beach Community Development Corp., cont. Beatrice Cuevas-Barbieri	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuevas-Barbieri; Jack Johanna; Alan Hall, Eileen Kelly, Dennis Ross	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHPC	SHADP - Owe replacement reserves in a \$56,100.00 as of 12/31/15
Mount Sinai Medical Center of FL, Inc. Angel Pallin	Lurcwin Building Workforce	Mount Sinai Medical Center of FL, Inc.	Sтивен D. Sontschik; Arnold Jaffee; Alex Mendez; Wayne Chaplin	CWHIP 2007-022W	Miami-Dade	\$3,265,500	Second	FHDC	CWHIP - Owe 2015 CWHIP service fees of \$11,999 due 4/30/16. Reminder notices sent 3/28/16, 4/19/16 & past due notice sent 5/5/16
Mt. Carmel Gardens, Inc. Carwell Smith - SPM	Mount Carmel Gardens	Mt. Carmel Gardens, Inc.	Mt. Carmel Gardens, Inc.	EHCL 1997-002	Duval	\$197,199	Second	ACS/SA	EHCL - Loan matured 8/21/2015 - Borrower awarded new funding in RFA and has completed credit underwriting and moving to closing. The EHCL loan will be paid off at closing of the new funding.
Naples Leased Housing Associates II, LLLP Armand B. Brachman	Whittle's Green	Naples Leased Housing Associates II, LLLP	TFI Communities, LLC; John Corbett; Hugh Jacobs	HOME 1999-070H	Collier	\$2,043,000	Second	FHDC	HOME - Statements received through 3/31/16 reflect failure of borrower to remit February and March escrow deposits to new 1st mortgage holder, in approximate amount of \$17,855 each for a total of \$35,710. Statements show RR deposits are due for February and March in approximate amount of \$2,800 each, for a total due of \$5,600. Email sent to Borrower 5/3/16
Norstar Development USA LP Richard L. Higgins	Renaissance Preserve Phase II	Renaissance Preserve III, LLLP	Renaissance Preserve III, LLLP, Norstar Renaissance Preserve Family II, Inc., Renaissance Preserve III, LLC, Norstar Development USA, LP, Renaissance Preserve Development, LLC and Richard Higgins	RFP2010-04/2009-151C/2010- 027CX/2011-008CX	Lee	2,985,000.00	3rd	FHDC/FHPC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016.
	Sunrise Park Apartments	Sunrise Park Phase I, Ltd	Sunrise Park Phase I, Ltd - Norstar Sunrise Park I, Inc. - UWH Sunrise Park Phase I, LLC, Norstar Development USA, LP, UWH Development, LLC and Richard Higgins	RFP2010-04/2009-153C/2010- 022CX/2011-003CX	Polk	3,600,000.00	2nd	FHDC/FHPC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016.
North Florida Educational Development Corp Carolyn Ford	Luster Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp., Carolyn Ford, Tony Wiggan, McGriff, Ose Green, Clarence Lewis, Sarah Figgens, Luzik Thomas, Elnora Maynor	SAIL 1998S-049	Grades	\$1,430,000	First	FHPC/SA	SAIL - Loan matured 12/15/15. Demand letter sent monthly, last sent 4/29/16. On 11/25/09, FHPC paid 2001 real estate tax lien on property in a \$80,852.48. Failure to submit 2003-2014 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owe \$500 SAIL Late Filing Fee for 2007-2014. Owe 2004-2015 Servicing fees in a \$56,729.50 plus late charges of \$1,510.92. On 3/2/16 notice was sent to borrower regarding unpaid fees. Owe replacement reserves payments for February 2016, March 2016, April 2016, and May 2016 in a \$366.67 per month.
Northwest Properties I, Ltd Tam English	Northwest Gardens I (Alan Apartments)	Northwest Properties I, Ltd		RFP2009-04/2009-057X	Broward	18,232,500.00	3rd	SMG/FHPC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016.
Northwest Properties III, Ltd Tam English	Northwest Gardens III	Northwest Gardens III, Ltd		RFP2010-04 2010-147909-145C/2010- 046CX	Broward	6,275,000.00	3rd	SMG/FHPC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016.
Ocala Leased Housing Corporation, Inc. Browell Burnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd	Magnolia Walk Apartments II, Inc.; Browell Burnard; Howard L. Gunn; Otwendlyn B. Dawson; Dennis Lowings; Eddy Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-139 HC 2002CS-139	Manatee	\$1,000,000 N/A	Second N/A	FHDC	SAIL - T&E escrow deposits are past due approximately \$3,660 through 3/31/16. Last reminder email sent 4/21/2016.
Orlando Leased Housing Associates I, LP Ryan Lunderby	Nassau Bay I	Orlando Leased Housing Associates I, LP	TFI Communities, LLC; John Corbett; Hugh Jacobs	SAIL ELI RFP 2010-16-42	Orange	\$3,825,000	Second	FHDC	SAIL - Owe 2015 SAIL ELI service fees of \$8,268.05 due 4/30/16. Reminder notices sent 1/29/16, 4/19/16 & past due notice sent 5/5/16.
	Nassau Bay II	Orlando Leased Housing Associates I, LP	TFI Communities, LLC; John Corbett; Hugh Jacobs	SAIL ELI RFP 2010-16-11	Orange	\$3,600,000	Second	FHDC	SAIL - Owe 2015 SAIL ELI service fees of \$7,199.10 due 4/30/16. Reminder notices sent 3/28/16, 4/19/16 & past due notice sent 5/5/16.
Ovoneas Developer, LLC Scott Ortopiza	Flagler Village	Ovoneas Developer, LLC/Ovoneas Group	Flagler Village Limited Partnership, Ltd.; Ovoneas GP, LLC; Ovoneas Developer, LLC; Scott G. Ortopiza; Finimothy J. Koenig; Jonathan L. Wolf	TCEP RFP 2010-04 2009-216C 2010-027CX 2011-002CX	Manatee	\$2,450,000	Second	SMG	TCEP - Past due for May T&E escrow payment in a \$16,092.54 and Replacement Reserve escrow payment in a \$1,261.75 that were due 5/10/16.
Pacifico Edisto Lake, LLC Apsie Draycott	Edisto Lakes	Pacifico Edisto Lake, LLC	Ashok Israni; Deepak Israni	SAIL 1994-0248 HC 1995L-006	Lee	\$2,681,642	N/A N/A	FHDC	SAIL - Owe 2015 SAIL service fees of \$360 due 4/30/16. Reminder notices sent 3/28/16, 4/19/16 & past due notice sent 5/5/16.

FHFC Past Due Report - as of 05/11/2016									
Developer/Contact	Property Name	Other Entity	Address/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Park Richey Development, Inc Thomas Thompson	Park Richey aka Regency Palms	Park Richey Development Inc.	Park Richey Apartments L.T.D. Park Richey Apartments Inc , A Wayne Rich, Hudson Housing Tax Credit Fund IV, L.P., Hudson SLP, L.L.C.	SAIL 1998-079	Pasco	\$2,000,000	Second	SMG/SA	SAIL - Past Due for December & January monthly payments in 1st mortgage. Pasco County HEA bonds received 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 1st 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 closed 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. Restrictive ownership, and modify SAIL terms to avoid foreclosure approved at the 5/18/15 FHFC Board meeting. The approved loan modifications will facilitate submission of new ownership interests into the partnership. Re-financing request going to June Board for approval.
Pines Apartments of Palm Bay, LLC Jeffery W Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W Wells, Terogram W Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due service fees w/o \$16,992.28. Invoice sent 3/13/14. Remainder Notice sent 3/26/14. Past Due Notice sent 4/17/14, 5/5/14, and 7/23/14. Removed from MCOU on 11/24/14 and we have ceased monitoring.
Presbyterian Homes of Pasco NPR, Ltd. Dennis Richards	The Landings of St Andrew	Presbyterian Homes of Pasco NPR, Ltd	National Church Residences of New Port Richey, Inc ; Paul W. Bloomfield/Steve Bodkin Julia Fritanner, Michelle Nunn, Tanya Kim Haber, Joseph Kasberg	SAIL 1994-0348	Pasco	\$1,990,000	N/A	FHDC	SAIL - Owe 2015 SAIL services fees of \$2,975 due 4/30/16. Remainder notice sent 3-26/16, 4/19/16 & past due notice sent 5/5/16
Preservation of Affordable Housing, Inc Aaron Gornstein	Cutter Manor	Perservation of Affordable Housing, Inc.	POAH Cutter Manor, LLC, Preservation of Affordable Housing, LLC	SAIL 2001-0353	Miami-Dade	\$2,661,095	Second	SMG	SAIL - Past due for May Replacement Reserve escrow payment w/o \$2,750.00 that were due 5/10/16
Raymond James Tax Credit Funds Inc. Stephen J Kropf	Wahpeta Palms	Wahpeta Palms, Ltd		RFP2010-04/2009-147C/2010- 028CX	Polk	3,165,176.00	1st	FHDC/FHFC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2014 and 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Real Estate Management, LLC Richard Wilho	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due service fees w/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due service fees w/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due service fees w/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
Reliance Housing Foundation Inc. Thomas Bluth	Progresso Point	Reliance-Progresso Associates, Ltd.	Reliance-Progresso Associates, Ltd, Reliance-Progresso, L L C, Reliance Housing Services, L L C, and Reliance Housing Foundation, Inc	RFP2010-04 2010-14/2009-123C/2010- 033CX/2011-014CX	Broward	4,480,000.00	2nd	SMG/FHFC	TCEP - Owe \$250 late fee for failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
Rollaer Group Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Geekie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owe FHFC HC compliance monitoring fees w/o \$9,900. Last contacted the Borrower on 2/5/2016
Richman Group Kevin Miller	San Sherm Villas	Homestead Housing Partnership II, Ltd	RMS GP, LLC, Richard P Richman, Kristin M Miller, David A Sulzman	SAIL 1995-FRR-001	Miami-Dade	\$2,373,200	Second	FHDC/SA	SAIL - Loan matured 2/19/16. Demand letter sent 4/29/16. Borrower refinancing and extension request in underwriting for submission to June Board for approval
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd	Ridge Winter Haven Ltd., Nathanael Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent 2/20/16. Last sent 4/29/16. Amount drawn re \$76,358.94
SCPAD Pedro Rodriguez	Pink Place	Spinal Cord Living Assistance Development, Inc	Spinal Cord Living Assistance Development, Inc	HOME 1995FR-004	Miami-Dade	\$1,372,677	First	SMG/SA	HOME - Loan matured 4/11/16. HOME loan currently in negotiable to be restructured and converted to an amortizing loan. Under review by credit underwriter and terms of restructured loan pending final review/determination by FHFC
Seville Farm Family Housing Association, Inc. Shelby Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc.	Seville Farm Family Housing Association, Inc	SAIL 1999-0725	Volusia	\$2,877,785	Second	SMG	SAIL - Failure to remit payment for 2015 servicing fees w/o \$ 9,749.46 due as of 3/31/16, reminders sent 3/23/16 and 3/31/16.
Southern Affordable Services Inc Scott Clark	The Fountains at Pershing Park	SAS Fountains at Pershing Park, Ltd	SAS Fountains at Pershing Park, Ltd SAS Fountains at Pershing Park I Managers, LLC, and Southern Affordable Services, Inc	RFP2010-04 2010-14/2009-240C	Orange	5,365,000.00	2nd	FHDC/FHFC	TCEP - Owe \$250 late fee for failure to submit the 2015 SR-1 form by 5/2/2016. Failure to submit the 2015 SR-1 form. Late fee invoice sent out on 5/10/2016

FHFC Past Due Report - as of 05/11/2016									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Broker/Agency/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	Comments
Southport Development, Inc. Peter Leach	Orange Arms	SP GA Apartments, LLC	SP GA Manager, LLC: SP and MS, LLC, J. David Page; Michael Molinar, Scott Seelinger	SAIL ELL2014-3115	Seminole	\$575,000	Third	FHDC	SAIL - Over 2015 SAIL servicer fees of \$1,630.77 due 4/30/16. Remainder notices sent 3/28/16, 4/19/16 & past due notice sent 5/5/16
Southport Financial Services, Inc. Peter H. Leach	Johnson-Kenneth Court (Silver Oaks)	SP Johnson Kenneth Court LP	SP Johnson Kenneth Court LP, SP Johnson Kenneth Court GP, Inc., and J. David Page, individually	RFP2010-04/2010-015CX	Hillsborough	4,950,000.00	2nd	FHDC/FHFC	TCEP - Over \$250 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., Flame Mills Knze	Tracie, Brian, Man, Donna, Weiss, Ben, Leigton, Gene, Lemon, Daniel	RFP2009-04/2009-019X	Pinellas	12,838,965.00	2nd	SAG-FHFC	TCEP - Over \$290 late fee for Failure to submit 2015 Audited Financials and SR-1 form by 5/2/2016. Failure to submit 2015 Audited Financials and SR-1 form. Late fee invoice sent out on 5/10/2016
St. Thomas Properties, LLC David Gierens	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gierens	HC 1992L-058	Hillsborough	N/A	N/A	FHFC	HC - Over FHFC HC compliance monitoring fees via \$8,100. Last contacted the Borrower on 2/5/16.
Starwood Property Trust, Inc. Ryan Comisky	Wellesley	SPT WAH Wellesley, LLC	Starwood Property Trust, Inc.	SAIL 2002-112BS	Orange	\$2,000,000	Second	ACS	SAIL Assumption 11/2015 - New first lien actively bonded with HFF (12/30/2015). Conventions with HFF indicate their does do not require escrowing for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their docs may be necessary. Most recent update from HFF (3/17/2016), upon request from Starwood, documents are being revised to collect for insurance. HFF indicated that insurance should start being collected with the April installment. Will compare HFF deposit requirements with FHFC requirements to ensure adequacy. SECURITIZED - new servicer in process of boarding - pending escrow analysis to determine funding.
	Wexford	SPT WAH Wexford, LLC	Starwood Property Trust, Inc.	SAIL 2003-113BS	Hillsborough	\$2,000,000	Second	ACS	SAIL Assumption 11/2015 - New first lien actively bonded with HFF (12/30/2015). Conventions with HFF indicate their does do not require escrowing for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their docs may be necessary. Most recent update from HFF (3/17/2016), upon request from Starwood, documents are being revised to collect for insurance. HFF indicated that insurance should start being collected with the April installment. Will compare HFF deposit requirements with FHFC requirements to ensure adequacy. SECURITIZED - new servicer in process of boarding - pending escrow analysis to determine funding.
	Whispering Woods	SPT WAH Whispering Woods, LLC	Starwood Property Trust, Inc.	RFP 2012-04-17	St. Johns	\$2,475,000	Second	ACS	SAIL Assumption 11/2015 - New first lien actively bonded with HFF (12/30/2015). Conventions with HFF indicate their does do not require escrowing for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their docs may be necessary. Most recent update from HFF (3/17/2016), upon request from Starwood, documents are being revised to collect for insurance. HFF indicated that insurance should start being collected with the April installment. Will compare HFF deposit requirements with FHFC requirements to ensure adequacy. SECURITIZED - new servicer in process of boarding - pending escrow analysis to determine funding.
	Wilmington	SPT WAH Wilmington LLC	Starwood Property Trust, Inc.	SAIL 2001-076S 2012-04-18	Polk	\$1,500,000 \$2,475,000	Second Third	ACS	SAIL Assumption 11/2015 - New first lien actively bonded with HFF (12/30/2015). Conventions with HFF indicate their does do not require escrowing for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their docs may be necessary. Most recent update from HFF (3/17/2016), upon request from Starwood, documents are being revised to collect for insurance. HFF indicated that insurance should start being collected with the April installment. Will compare HFF deposit requirements with FHFC requirements to ensure adequacy. SECURITIZED - new servicer in process of boarding - pending escrow analysis to determine funding.
	Windchase	SPT WAH Windchase LLC	Starwood Property Trust, Inc.	RFP 2010-16-14	Seminole	\$4,875,000	Second	ACS	SAIL Assumption 11/2015 - New first lien actively bonded with HFF (12/30/2015). Conventions with HFF indicate their does do not require escrowing for insurance. HFF is researching the possibility of collecting insurance escrow but indicated a modification of their docs may be necessary. Most recent update from HFF (3/17/2016), upon request from Starwood, documents are being revised to collect for insurance. HFF indicated that insurance should start being collected with the April installment. Will compare HFF deposit requirements with FHFC requirements to ensure adequacy. SECURITIZED - new servicer in process of boarding - pending escrow analysis to determine funding.
Urban League of Greater Miami T Willard Fair	M&M Mason II	Urban League of Greater Miami	T Willard Fair	SAIL 93-428-E-004, HC 94L-063	Miami-Dade	\$160,000.00	2nd	FHFC	HC - Over FHFC 2016 HC compliance monitoring fees via \$1,050. Last contacted the Borrower on 2/5/16
Westside Ministries, Inc Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc	Westside Ministries, Ltd., Willie Jackson, Jeanne Sanders, Gerald James, Lonnie Stewart, Charles Spencer	PLP 2003-136	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,053.75. Demand letter sent monthly, last sent 3/29/16.
Veeh-112 Homestead Gate, LLC Yamal Yelise	Reverend II	Yeeh International, Yeeh-112 Units Homestead Investments LLC	Yamal Yelise; Hogo Casanova	HC 1992-052 SAIL 1992-019S	Miami-Dade	N/A \$770,000	N/A	FHFC/FHDC	HC - Over FHFC 2016 HC compliance monitoring fees via \$975. Last contacted the Borrower on 2/5/16 SAIL - Over 2015 SAIL servicer fees of \$269.50 due 4/30/16. Remainder notices sent 3/28/16, 4/19/16 & past due notice sent 5/5/16

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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		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 Setterman	President's Walk	BECO Properties Inc.		MR1883B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	Seltzer Management/ Wells Fargo		05/10/10
CED Companies	Hampton Greens	CED Companies	Melbourne Hampton Greens Affordable Housing Partners, LP	1993L-032	Brevard	\$1,031,637	First	First Housing		02/08/11
CED Companies	Highland Oaks	CED Companies	Highland Oaks Partners, Ltd.	1990L-003	Orange	\$946,711	First	Seltzer Management		03/09/10
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Sheridan Place	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Sheridan Place of Bradenton, Ltd.	MMRB/2001-5630C	Manatee		First			01/02/14

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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	Osceola	\$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	Everglades Housing Group, Inc.		2008-011C (2004-145C)	Collier	n.a.	n.a.	AmeriNational		
Everglades Housing Group, Inc.	Eden Gardens II	Everglades Housing Group, Inc.		RFP 2005-08-01S	Collier	3,500,000.00	2nd	AmeriNational		
First Coast Family and Housing Foundation	Nia Terrace	First Coast Family and Housing Foundation	VCP-Housing Foundation, Inc.	1996S-014	Duval	\$660,000		AmeriNational /	\$632,350	06/06/06
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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			CW-HIP 2004-037		\$174,625		Amerinational	\$174,625	07/05/13

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
HERD Community Development Corp. Keith Bowers	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	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 2007-002FHSB	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

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	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
NOAH Development Corporation Carril 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
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	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	06/06/08
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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Robert J. DeHarder Sam Hardee	Sugar Cane Villas Citrus Meadows	Heritage Affordable Development, Inc. Sam Hardee		90L-069 GN89Q-MMRB 89S-501 / 91-501C	Palm Beach Manatee	n.a. \$5,333,000 (Bonds) \$2,116,567 (SAIL)	n.a. Second	Rural Development First Housing		
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-080	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001-528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	09/30/14
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000-534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11

**FHFC
Short Sale Report
as of 05/11/2016**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	93HRR-003 93L-100	Miami-Dade	\$2,800,000	First	SMG	\$1,400,000	1/21/2016
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Caneparì	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-093S	Orange	\$1,950,000	Second		\$1,401,641	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 1984-041	Hendry		Second		\$141,116	12/31/12

FHFC
Short Sale Report
as of 05/11/2016

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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		\$810,814	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	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
White Oak Real Estate Dev. Corp. Key/n King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

FHFC
Other Writeoff Report
as of 05/11/2016

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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		\$209,888	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 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
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	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,525	03/01/16
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary 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 05/11/2016

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Services/ 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, Wilbert 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 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 05-083	Broward	\$105,186			\$105,186	09/26/08

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- GREEN BUILDING

Past Due Report

DISCLAIMER

This report is presented for informational purposes only. This Report contains information which Florida Housing Finance Corporation believes to be true and correct as of the date of the Report, and is based on information previously communicated to you by Florida Housing or its agents. The provisions of the loan documents for each transaction take precedence over this Report in the event of a conflict. If you believe the Report is in error, it is your responsibility to immediately contact the Loan Service listed for each development by telephone, fax or e-mail.

The contacts are:

- Americanland Community Services**
Katy Clauer | Permanent Loan Servicing Manager
5300 West Cypress Street, Suite 261
Tampa, FL 33607
(813) 282-4800 ext 1520 - phone
(562) 745-1275 - fax
kclauer@americanland.net
- First Housing Development Corp**
Tricia L. Gallagher - Vice President
107 S. Wilson Ave
Tampa, FL 33606-1945
(813) 209-9410 - phone
(813) 209-5580 - fax
www.firsthousing.com
- Selzer Management Group**
Tracy Allen
(850) 233-3616 - phone
(850) 233-1429 - fax
tracy@selzermanagement.com

The Florida Housing Finance Corporation assumes no responsibility or liability for any errors or omissions regarding the information presented in this Report.
Click on a link below to download the Past Due Report.

- [May 11, 2016 Past Due Report](#) (This report was last updated on 07-1-2016)

Florida Housing Finance Corporation
277 No. F Street, Suite 1000
Tallahassee, Florida 32301-1179
850-484-1197

COMPOSITE EXHIBIT I

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

Part I. Applicant Certification

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

Part II. Applicant and Development Team

A. Applicant

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

- Tax-Exempt Multifamily Mortgage Revenue Bonds (MMRB)
- Taxable Multifamily Mortgage Revenue Bonds
- State Apartment Incentive Loan (SAIL)
- Housing Credits (HC) [Competitive 4% and/or 9%]
- Housing Credits (HC) [non-competitive 4% with Tax-Exempt Bonds]
- HOME Investment Partnerships (HOME) Rental

2. Applicant Information:

a. Name of Applicant:

Street Address:

City: State: Zip Code:

Telephone: Facsimile:

E-Mail Address:
(Optional)

b. Federal Employer Identification Number:

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

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

- Yes No

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

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

- Yes No

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

- Yes No

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

- Yes No

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

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

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

- (a) attorney opinion letter behind a tab labeled "Exhibit 4"; and
- (b) IRS determination letter behind a tab labeled "Exhibit 5".

(2) Answer the following questions:

(a) Is the Applicant or one of its general partners incorporated as a Non-Profit entity pursuant to Chapter 617, Florida Statutes, or similar state statute if incorporated outside Florida?

Yes 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?

Yes 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 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:

(yyyy)

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

Yes No

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

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

4. Contact Person for this Application:

First Name: MI: Last Name:

Street Address:

City:	Miami	State:	FL	Zip Code:	33133
Telephone:	305-476-8118	Facsimile:	305-476-1557		
E-Mail Address: (optional)	jwong@carlisledevelopmentgroup.com				
Relationship to Applicant:	Staff of the Developer				

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

Yes No

If "Yes", state CHDO Name: _____

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

B. Development Team

1. Developer or principal of Developer:

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

Carlisle Group Development, LLC

b. For each experienced Developer, provide an executed Developer or Principal of Developer Certification form behind a tab labeled "Exhibit 11". For each co-Developer without the required experience, provide the requested information behind a tab labeled "Exhibit 11".

c. Provide the Developer's or principal of Developer's Prior Experience Chart behind a tab labeled "Exhibit 11".

2. Management Agent or principal of Management Agent:

a. Provide the executed Management Agent or Principal of Management Agent Certification form behind a tab labeled "Exhibit 12".

b. Provide the Management Agent's or principal of Management Agent's Prior Experience Chart behind a tab labeled "Exhibit 12".

3. General Contractor or qualifying agent of General Contractor:

a. Provide the executed General Contractor or Qualifying Agent of General Contractor Certification form behind a tab labeled "Exhibit 13".

b. Provide the General Contractor's or qualifying agent's Prior Experience Chart behind a tab labeled "Exhibit 13".

4. Architect or Engineer:

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

5. Attorney:

a. MMRB, SAIL and HOME Applicants - provide the executed Attorney (MMRB, SAIL, or HOME) Certification form behind a tab labeled "Exhibit 15".

b. HC Applicants - provide the executed Attorney (HC) Certification form behind a tab labeled "Exhibit 16".

6. Accountant:

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

7. Service Provider (Assisted Living Facility (ALF) Developments only):

a. Provide the executed Service Provider or Principal of Service Provider Certification form behind a tab labeled "Exhibit 18".

b. Provide the Service Provider's or principal of Service Provider's Prior Experience Chart behind a tab labeled "Exhibit 18".

8. Guarantor(s) Information (MMRB Applicants only):

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

Part III. Proposed Development

A. General Development Information

1. Name of Development:

Metro Apartments

2. Location of Development Site:

a. Address of Development Site:

Street: 1000 NW 1st Avenue

City: Miami State: FL Zip Code: 33136

b. Will the Development consist of Scattered Sites?

Yes No

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

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

Yes No

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

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

Yes No

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

e. County:

Miami-Dade - Large (E)

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

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

Yes No

(2) HOME Applications Only -

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

Yes No

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

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

Yes No

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

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

Yes No

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

f. Local Jurisdiction:

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

City of Miami

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

(2) Chief elected official of jurisdiction:

First Name: Manuel MI: A. Last Name: Diaz

Title: Mayor

Street Address: 3500 Pan American Drive

City: Miami State: FL Zip Code: 33133

Telephone No. (including area code): 305-250-5300

g. Competitive HC and non-competitive HC Applicants must complete questions (1) through (4) below:

(1) Difficult Development Area (DDA) and Qualified Census Tract (QCT):

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

Yes No

If "Yes", indicate which DDA:

Miami-Dade County

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

Yes No

If "Yes", indicate QCT Number:

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 behind a tab labeled "Exhibit 23".

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

Yes No

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

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

Yes No

(b) Name of previous owner:

(c) Relationship to Applicant:

(d) Date Development originally placed in service:

(mm/dd/yyyy)

(e) Date and cost of last rehabilitation:

Date: (mm/dd/yyyy) Cost: \$

(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?

Yes No

Explain why or why not:

(3) Will this Development receive historic Housing Credits?

Yes No

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

\$ _____

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

Yes No

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

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

Yes No

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

\$ _____

3. Development Category:

a. Select one category -

- New Construction (where 50% or more of the units are new construction)
- Acquisition and New Construction (acquisition plus 50% or more of the units are new construction) - Available for HOME Applications Only
- Rehabilitation/Substantial Rehabilitation (where less than 50% of the units are new construction)
- 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?

Yes No

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

Yes No

4. Development Type:

High-Rise (A building comprised of 7 or more stories)

5. Number of buildings with dwelling units:

1

6. Total number of units:

90

7. Unit Mix:

# of Bedrooms per Unit	# of Baths per Unit	# of Units per Bedroom Type
2	2	72
3	2	18

8. Previous Underwriting:

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

Yes No

If "Yes", identify the Credit Underwriter:

9. Development Status:

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

Yes No

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

(mm/dd/yyyy)

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

Yes No

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

(mm/dd/yyyy)

If "No", when did the work commence?

(mm/dd/yyyy)

b. Is the Development complete?

Yes No

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

(mm/dd/yyyy)

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

c. Are any of the units occupied?

Yes No

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

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

10. Proximity (MMRB, SAIL and/or Competitive HC Applications Only):

a. For Applications involving a Public Housing Authority, provide the required information behind a tab labeled "Exhibit 25" and proceed to Part III. B. below.

b. For all other Applications:

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

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

- Grocery Store
- Public School
- Medical Facility
- Pharmacy
- Public Bus Stop or Metro-Rail Stop

c. Proximity to closest Development Address or latitude and longitude coordinates identified on the FHFC Development Proximity List (the List) (Maximum 3.75 Tie-Breaker Points):

(1) Indicate which of the following applies to this Application (Applicant may make only one selection even if more than one applies to the proposed Development):

- (a) The proposed Development is located in a Large County AND the location of the proposed Development qualified as an Urban In-Fill Development at Part III.A.2.c. of the Application.
- (b) The proposed Development is located in a Medium-Large County AND the location of the proposed Development qualified (i) as an Urban In-Fill Development at Part III.A.2.c. of the Application and (ii) is classified as a DDA and/or QCT as outlined in Part III.A.2.g.(1)(a) and/or (b) of the Application.
- (c) The Application qualified as a HOPE VI Development at Part III. A. 2. d. of the Application.
- (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 Category at Part III.A.3. AND the proposed Development involves the Rehabilitation/Substantial Rehabilitation of an existing, occupied residential rental property currently in operation as of the Application Deadline.
- (g) None of the above applies to this Application.

(2) If (1)(g) above was selected, indicate which of the following applies to this Application:

- (a) A Development identified on the List, serving the same demographic group, is located within 5 miles of the proposed Development, the location of the proposed Development qualifies for Set-Aside Location A, and the Applicant is applying for 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.
- (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 No

a. All Units for All Developments:

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

- Exterior lighting in open and common areas.

b. All Units in All Developments Except SRO:

- Cable or satellite TV hook-up in all units;
- Full-size range, oven and refrigerator in all units;
- At least two full bathrooms in all 3 bedroom or larger new construction units;
- Bathtub with shower in at least one bathroom in at least 90% of the new construction non-Elderly units.

c. All SRO Developments:

- Minimum unit size of 110 square feet;
- Each unit must contain at least one full size single bed, a lockable storage compartment or chest of drawers and a vertical clothes closet measuring at least three feet wide;
- Each unit must contain a sink;
- At least one set of bathroom facilities for every 16 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 Sites (as stated by the Applicant at Part III.A.2.b.), does the Applicant make a commitment to locate each selected feature and amenity that is not unit-specific on each of the Scattered Sites, or no more than 1/16 mile from the Tie-Breaker Measurement Point, or a combination of both?

Yes No

a. For New Construction Developments (Maximum available points for this category is 9 points):

- 30 Year expected life roofing on all buildings (2 points)
- Gated community with "carded" entry or security guard, or if 2 or more stories, "carded" secure entry to building (2 points)
- Ceramic tile bathroom floors in all units (2 points)
- Microwave oven in each unit (1 point)
- Marble window sills in all units (1 point)
- Steel exterior entry door frames for all units (1 point)
- At least 1.5 bathrooms (one full bath and one with at least a toilet and sink) in all 2 bedroom new construction units (2 points). Note: In order to be eligible to select this feature, the Development must have at least one 2 bedroom unit.
- Double compartment kitchen sink in all units (1 point)
- Pantry in kitchen area in all units - must be no less than 20 cubic feet of storage space. Pantry cannot be just an under- or over-the-counter cabinet. (2 points)
- Dishwasher in all new construction units (1 point)
- Garbage disposal in all new construction units (1 point)

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

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

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 All Developments Except SRO (Maximum available points for this category is 12 points):

- Emergency call service in all units (3 points)
- Exercise room with appropriate equipment (1 point)
- Community center or clubhouse (3 points)
- Swimming pool (2 points)
- Playground/tot lot, accessible to children with disabilities (must be sized in proportion to Development's size and expected resident population with age-appropriate equipment) (2 points)
- Car care area (for car cleaning/washing) (1 point)
- Two or more parking spaces per total number of units (1 point)
- Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
- Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)
- Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
- Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer (1 point)
- Each unit wired for high speed internet (1 point)

Applicant may select only one of the following two items:

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

Applicant may select only one of the following two items:

- Laundry facilities with full-size washers and dryers available in at least one common area on site (1 point)
- 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/Quadrplexes at Part III.A.4. may select any of the

following:

- Garage for each unit which consists of a permanent, fully enclosable structure designed to accommodate one or more automobiles, either attached to the unit or detached but located on the same property, provided at no charge to the resident (3 points)
- 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 SRO Developments (Maximum available points for this category is 12 points):

- Emergency call service in all units (3 points)
- Exercise room with appropriate equipment (2 points)
- Secure, enclosed bicycle storage (1 point)
- Cable or satellite TV hook-up in each unit (1 point)
- Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill (1 point)
- Outside recreation facility (such as shuffleboard court, putting green, tennis court, full basketball court, volleyball court, etc.) Facility must be identified here: (2 points)

- Library consisting of a minimum of 100 books and 5 current magazine subscriptions (1 point)
- Computer lab on-site with minimum one computer per 50 units, with basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer (1 point)

Applicant may select only one of the following two items:

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

e. Energy Conservation Features for all units in the Development (Maximum available points for this category 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)
- 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:

- Air conditioning with a minimum SEER rating of 14 (1 point)
- Air conditioning with a minimum SEER rating of 15 (2 points)
- Air conditioning with SEER rating of 16 or better (3 points)

(3) Water Heating - Applicant may select only one of the following three items:

- Gas water heater with energy factor of .61 or better (1 point)
- Electric water heater with energy factor of .93 or better (1 point)
- Tankless gas water heater (2 points)

(4) Insulation - Wall insulation ratings are determined by the insulation material only, not the wall assembly materials. For mixed-type construction, the Applicant may only select the insulation option for the construction type that comprises 50 percent or more of the proposed Development.

(a) Frame built construction (Applicant may select only one of the following two items):

- Wall insulation of a minimum of R-13 (1 point)
- Wall Insulation of R-15 or better (2 points)

(b) Masonry/concrete block construction (Applicant may select only one of the following two items):

- Wall insulation of a minimum of R-7 (1 point)
- 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)
- 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:

- Solar screens on all west and east facing windows (1 point)
- Double-pane glass on all windows (2 points)
- All windows double-pane with minimum solar heat gain coefficient of < or equal to .50 and minimum of .75 U Value (2 points)
- All windows single-pane with minimum solar heat gain coefficient of .58 or better (2 points)
- All windows single-pane with shading coefficient of .67 or better (2 points)

(6) Energy Star Appliances:

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

(7) Other:

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

3. Green Building (5 points):

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

C. Ability to Proceed

1. Status of Site Plan Approval or Plat Approval:

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

OR

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

2. Evidence of Site Control:

Applicant must demonstrate site control by providing the following documentation:

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

OR

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

OR

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

3. Evidence of Infrastructure Availability:

- a. Electricity - Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure - Electricity form behind a tab labeled "Exhibit 28".
- b. Water - Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure - Water form behind a tab labeled "Exhibit 29".
- c. Sewer, Package Treatment or Septic Tank - Provide a letter from the provider or a properly completed and executed Verification of Availability of Infrastructure - Sewer Capacity, Package Treatment, or Septic Tank form behind a tab labeled "Exhibit 30".
- d. Roads - Provide a letter from the appropriate Local Government or a properly completed and executed Verification of Availability of Infrastructure - Roads form behind a tab labeled "Exhibit 31".

4. Evidence of Appropriate Zoning:

- a. New Construction Developments - Provide a properly completed and executed Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations form behind a tab labeled "Exhibit 32".
- OR
- b. Rehabilitation/Substantial Rehabilitation Developments - Provide a properly completed and executed Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations form or a properly completed and executed Local Government Verification That Permits Are Not Required For This Development form behind a tab labeled "Exhibit 32".

5. Environmental Site Assessment (ESA):

- a. Phase I ESA - Provide a properly completed and executed Verification of Environmental Safety - Phase I Site Assessment form behind a tab labeled "Exhibit 33".
- b. Phase II ESA - If applicable, provide a properly completed and executed Verification of Environmental Safety - Phase II Site Assessment form behind a tab labeled "Exhibit 34".

D. Demographic Commitment

- 1. Elderly -
 - a. Will the proposed Development be an ALF?
 - Yes
 - No
 - b. Provide evidence of a local need for low-income Elderly housing (non-ALF or ALF) behind a tab labeled "Exhibit 35".
- 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:

- 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
- OR

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

b. Set-Aside Commitment:

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

Yes No

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

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

Percentage of Residential Units Commitment for Competitive HC or non- competitive 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%
Total Set-Aside Percentage:	100 %	

(b) If only applying for SAIL:

Percentage of Residential Units Commitment for SAIL		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%
Total Set-Aside Percentage:	%	

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

Percentage of Residential Units			AMI Level
Commitment for MMRB	Commitment for SAIL	Commitment for non- competitive HC	
	%	%	At or Below 25%
	%	%	At or Below 28%
	%	%	At or Below 30%
	%	%	At or Below 33%
	%	%	At or Below 35%
	%	%	At or Below 40%

	<input type="text"/>	%	<input type="text"/>	%	<input type="text"/>	%	At or Below 50%
	<input type="text"/>	%	<input type="text"/>	%	<input type="text"/>	%	At or Below 60%
	<input type="text"/>	%	<input type="text"/>	%	<input type="text"/>	%	Below 120%
Total Set-Aside Percentage:	<input type="text"/>	%	<input type="text"/>	%	<input type="text"/>	%	

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

Percentage of Residential Units		
Commitment for MMRB	Commitment for non-competitive HC	AMI Level
<input type="text"/>	<input type="text"/>	At or Below 25%
<input type="text"/>	<input type="text"/>	At or Below 28%
<input type="text"/>	<input type="text"/>	At or Below 30%
<input type="text"/>	<input type="text"/>	At or Below 33%
<input type="text"/>	<input type="text"/>	At or Below 35%
<input type="text"/>	<input type="text"/>	At or Below 40%
<input type="text"/>	<input type="text"/>	At or Below 50%
<input type="text"/>	<input type="text"/>	At or Below 60%
<input type="text"/>	<input type="text"/>	
Total Set-Aside Percentage:	<input type="text"/>	%

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

Percentage of Residential Units		
Commitment for SAIL	Commitment for Competitive HC	AMI Level
<input type="text"/>	<input type="text"/>	At or Below 25%
<input type="text"/>	<input type="text"/>	At or Below 28%
<input type="text"/>	<input type="text"/>	At or Below 30%
<input type="text"/>	<input type="text"/>	At or Below 33%
<input type="text"/>	<input type="text"/>	At or Below 35%
<input type="text"/>	<input type="text"/>	At or Below 40%
<input type="text"/>	<input type="text"/>	At or Below 50%
<input type="text"/>	<input type="text"/>	At or Below 60%
<input type="text"/>	<input type="text"/>	Below 120%
Total Set-Aside Percentage:	<input type="text"/>	%

2. HOME Applications:

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

(1) HOME loan Requested: \$

(2) Total Development Cost: \$

(3) % of Total Development Cost provided by HOME Loan %
 (Divide a.(1) by a.(2) and round up to the next whole percentage number)

(4) Total number of units in Development:

(5) Minimum number of HOME-Assisted Units required:

(Multiply a.(4) by a.(3), round up to the next whole number)

(6) Minimum number of HOME-Assisted Units as a percentage: %
(Divide a.(5) by a.(4) and round percentage to two decimal places)

b. Commitment to Set Aside Units Beyond the Minimum:

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

Yes No

If "Yes", answer the following questions:

(1) How many?

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

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

Yes No

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

d. Summary of HOME-Assisted Units:

(1) Low HOME Rent Units

(2) High HOME Rent Units

(3) Total HOME-Assisted Units

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

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

years.

F. Resident Programs

1. Qualified Resident Programs for Non-Elderly and Non-Homeless Developments

(Maximum 6 Points):

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

Identify the program and the contact person:

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

Name of Contact Person:

Telephone Number:

Street Address:

City: State: Zip Code:

b. Homeownership Opportunity Program:

(1) Financial Assistance with Purchase of a Home (2 points)

OR (for HC Single Family Rental Developments Only)

(2) Financial Assistance with Purchase of a Unit in the Development (1 point)

c. After School Program for Children (2 points)

c. After School Program for Children (3 points)

d. First Time Homebuyer Seminars (1 point)

e. Literacy Training (2 points)

f. Job Training (2 points)

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

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

(1) Staffed kitchen/Cafeteria (3 points)

(2) Daily Activities (3 points)

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

(1) Homeownership Opportunity Program:

(a) Financial Assistance with Purchase of a Home (2 points)
OR (for HC Single Family Rental Developments Only)

(b) Financial Assistance with Purchase of a Unit in the Development (1 point)

(2) After School Program for Children (3 points)

(3) First Time Homebuyer Seminars (1 point)

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

(1) Welfare to Work or Self-Sufficiency Type Programs (1 point)
Identify the program and the contact person:

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

Name of Contact Person:

Telephone Number:

Street Address:

City:

State:

Zip Code:

(2) Literacy Training (2 points)

(3) Job Training (2 points)

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

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

(1) Daily Activities (3 points)

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

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

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

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

(1) Medication Administration (3 points)

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

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

(1) Private Transportation (3 points)

(2) Literacy Training (2 points)

(3) Computer Training (2 points)

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

- a. Health and Wellness
 - (1) For all Developments Except Elderly ALF Developments:
 - (a) Health Care (2 points)
 - (b) Health and Nutrition Classes (2 points)
 - (c) Mentoring (2 points)
 - OR
 - (2) For Elderly ALF Developments only:
 - (a) Health and Wellness Services and Activities (2 points)
 - (b) Mentoring and Intergenerational (2 points)
- b. Resident Activities (2 points)
- c. Financial Counseling (2 points)
- d. English as a Second Language (2 points)
- e. Resident Assistance Referral Program (2 points)
- f. Swimming Lessons (2 points)
- g. Life Safety Training (2 points)

G. HOME Uniform Relocation Act (HOME Applicants Only)

1. Does any portion of the Development involve rehabilitation work?

- 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?

Yes - Number of units affected:

No

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

Yes - How many tenants will require temporary relocation?

No

f. Provide one copy of the required information in a separate notebook entitled "Relocation Documentation."

3. Uniform Relocation Act (URA) Acquisition Information (New Construction and Rehabilitation Developments):

a. Does the Applicant own the Development site as documented in the Site Control section of this Application?

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

No - Answer Item c. below

c. Is Applicant a public (government) Applicant?

Yes - Answer item d. below

No - Skip item d. below

d. Does the Applicant have eminent domain power?

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)

1. Federal Labor Requirements:

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

Yes No

2. Debarment and Suspension:

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

3. Lead Based Paint:

a. Did the Applicant answer "Yes" to question G.1. in this Application?

Yes - answer item b. below

No - skip items b. and c. below

b. Was the Development to be rehabilitated built before 1978?

Yes - answer item c. below

No - skip item c. below

c. Is the Applicant purchasing the property?

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. Match:

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

a. Source(s)

\$	_____
\$	_____
\$	_____
\$	_____
\$	_____

b. Total Match Amount:

\$	_____
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Part IV Local Government Support

Part IV. Local Government Support

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 the Local Government committed to provide a contribution to the proposed Development?

Yes No

If "Yes", provide the following:

(a) The applicable Local Government Verification of Contribution form(s):

- (1) Local Government Verification of Contribution - Grant form behind a tab labeled "Exhibit 43";
- (2) Local Government Verification of Contribution - Fee Waiver form behind a tab labeled "Exhibit 44";
- (3) Local Government Verification of Contribution - Loan form behind a tab labeled "Exhibit 45"; and/or
- (4) Local Government Verification of Contribution - Fee Deferral form behind a tab labeled "Exhibit 46".

(b) The payment stream for all present value calculations (if contribution consists of a loan or deferred fee) and the calculations by which the total amount of each waiver is determined (if contribution consists of a fee waiver) must be provided behind the applicable exhibit tab.

2. For each Local Government contribution the Development will receive:

a. Enter the type of contribution (grant, loan, fee waiver or fee deferral) and the value (net present value for loans and fee deferrals) of each contribution:

Type	Value
Loan	\$ 250359.20
	\$
	\$
	\$
	\$
	\$

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 developments the modification of fee requirements, including reduction or waiver of fees and alternative methods of fee payment, provide the Local Government Verification of Affordable Housing Incentives - Modification of Fee Requirements for Affordable Housing Properties or Developments form behind a tab labeled "Exhibit 49".
- 4. If the Local Government currently has a process, established by ordinance, resolution, plan or policy, that requires consideration of the impact of proposed policies, ordinances, regulations, or plan provisions on the cost of affordable housing prior to adoption of such policies, ordinances, regulations, or plan provisions, provide the Local Government Verification of Affordable Housing Incentives - Impact of Policies, Ordinances, Regulations or Plan Provisions on Cost of Affordable Housing Properties or Developments form behind a tab labeled "Exhibit 50".

PART V. Financing

A. Funding

A. Funding

1. Funding Request:

<input type="checkbox"/> Tax-Exempt Multifamily Bonds	\$	_____
<input type="checkbox"/> Taxable Multifamily Bonds	\$	_____
<input type="checkbox"/> SAIL	\$	_____
<input checked="" type="checkbox"/> Competitive HC (annual amount)	\$	2430000
<input type="checkbox"/> Non-competitive HC (annual amount)	\$	_____
<input type="checkbox"/> HOME	\$	_____

a. SAIL Applicants

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

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

Yes No

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

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

b. HOME Applicants - Total maximum HOME subsidy allowed: \$ _____

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

2. Supplemental Loan Amount:

a. Minimum required number of ELI units and maximum number of units on which the Supplemental Loan Amount will be computed:

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

b. Supplemental Loan Amount Calculation for additional ELI units:

(1) For Applicants NOT Requesting Competitive HC - Supplemental Loan Amount based on units set aside for ELI Households up to maximum of 10% of total units [a.(3) times \$85,000]	\$	_____
(2) For Applicants Requesting Competitive HC or Competitive HC/SAIL - Supplemental Loan Amount based on units set aside for ELI Households above the minimum required up to maximum of 10% above the minimum [a.(4)(c)]	\$	765000

(times \$85,000)]

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

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

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

4. Other Funding:

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

Corporation File Number	Amount of Funding
	\$

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

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

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

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

B. Finance Documents

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

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

C. MMRB Applicants Only (Threshold)

Provide the following information:

1. Credit Enhancer:

Term:	Expected Rating:

OR

2. Private Placement/Name of Purchaser:

Term:	Expected Rating:

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

D. Funding Commitment(s)

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

Addenda

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

DEVELOPMENT COST PRO FORMA

NOTES:

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

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

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

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

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

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

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

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

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

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

*Off-site (explain in detail)			0
New Rental Units	17114328	349272	17463600
Rehab of Existing Rental Units			0
Accessory Buildings			0
Recreational Amenities	125000	125000	250000
Rehab of Existing Common Areas			0
*Other (explain in detail)			0
A1. Actual Construction Cost	\$ 17239328	\$ 474272	\$ 17713600
A1.1. Sub-Total	\$ 17239328	\$ 474272	\$ 17713600
A1.2. General Contractor Fee (3) (Max. 14% of A1., Column 3)	\$	\$	\$ 0
A1.3. Total Actual Construction Cost	\$ 17239328	\$ 474272	\$ 17713600
Financial Cost			
Construction Loan Credit Enhancement			0
Construction Loan Interest	641366		641366
Construction Loan Origination Fee	60000		60000
Bridge Loan Interest			0
Bridge Loan Origination Fee			0
Permanent Loan Credit Enhancement			0
Permanent Loan Origination Fee		18600	18600
A2. Total Financial Cost	\$ 701366	\$ 18600	\$ 719966
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		140000
Building Permit	49950		49950
Brokerage Fees - Land			0
Brokerage Fees - Buildings			0
Closing Costs - Construction Loan	12000		12000
Closing Costs - Permanent Loan		5580	5580
Engineering Fee			0
Environmental Report	10000		10000
FHFC Administrative Fee		194400	194400
FHFC Application Fee		3000	3000
FHFC Compliance Fee (6) and (7)		69359	69359
FHFC Credit Underwriting Fee (6)		13695	13695
*Impact Fees (list in detail)	140800		140800

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

Detail/Explanation Sheet

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

Development Cost

Acquisition Cost of Existing Developments

(as listed at Item B 1.)

Other:

Actual Construction Cost

(as listed at Item A 1.)

Off-site:

Other:

General Development Costs

(as listed at Item A 3.)

Impact Fees:

Other: \$11,465 Other Loan Closing Costs and Application Fees

Reserves

Contingency Reserves (as listed at Item A 4.)	Included in Development Cost Pro Forma line item A4 is a Hard Cost Contingency of \$698,544 for unanticipated cost.
Other Reserves	

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

CONSTRUCTION or REHAB ANALYSIS

	AMOUNT	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	
C. Financing Shortfall (A - B.14.):	\$ -1087929	

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

PERMANENT ANALYSIS

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

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

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

2008-210C



METRO



APARTMENTS

FY 2008

HC APPLICATION

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 J

RESIGNATION

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

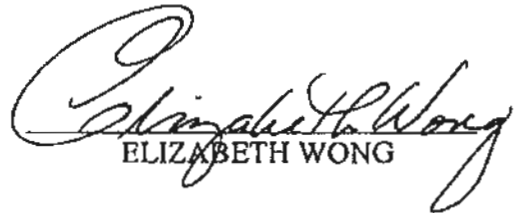

ELIZABETH WONG

EXHIBIT A

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

EXHIBIT A

Carlisle Group I, LLC
Carlisle Group II, LLC
Carlisle Group III, LLC
Carlisle Group IV, LLC
Carlisle Group V, LLC
Carlisle Group VI, LLC
Carlisle Group VII, LLC
Carlisle Group VIII, LLC
CDG Dixie Court, LLC
CDG Dixie Court II, LLC
CDG Magnolia Crossing II, LLC
CDG Morris Court III, LLC
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 Sunrise Villas II, LLC
TCG Sunrise Villas III, LLC
TCG St. David, LLC
TCG St. Luke's, LLC
TCG Tallman Pines, LLC
TCG Tallman Pines II, LLC
TCG Valencia Garden, LLC

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

EXHIBIT K



December 19, 2013

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

RE: New Contact

Dear Steve:

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

Jonathan Del Sol
Carlisle Property Management, Inc.
Phone: (305) 357-4742
Facsimile: (305) 476-5240
Email: 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.

Best regards,

A handwritten signature in black ink, appearing to read "Matthew Greer", written over a horizontal line.

Matthew Greer

Attachment

Cc: Kevin Tatreau
Laura Cox
Ken Reecy
Brian McDonough



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

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



DEVELOPMENT NAME	City, Florida
Sea Grape II	Marathon
Silurian Pond	Pensacola
Sonrise Villas	Felismere
Sonrise Villas II	Fel'smere
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: "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 Reecy; Brian McDonough; Jonathan Del Sol; Matt Greer (mgreer@cpmapartments.com)
Subject: New Contact - Carlisle Properties

Good Afternoon Steve,

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

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

Thanks.

PS: Happy Holidays!

LIZ WONG
PLEASE NOTE MY NEW CONTACT INFO

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

ATLANTIC
 **PACIFIC**
COMMUNITIES



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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: 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.

Best regards,

A handwritten signature in black ink, appearing to read "Matthew Greer", is written over a horizontal line.

Matthew Greer

Attachment

Cc: Kevin Tatreau
Laura Cox
Ken Reecy
Brian McDonough



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

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



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

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

COMPOSITE EXHIBIT M

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](#)

**ATLANTIC
PACIFIC**
COMMUNITIES



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EXHIBIT N

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Affordable Realty and Housing Corp T. J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees w/o \$450 due 5/1/15, 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; Gandolf Group, LLC; Timothy J. Oliver	2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second	ACS	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 Almaro; Gail Moore-Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees w/o \$3,126 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc., Judd Roth Real Estate Development Inc., Judd Roth Individually,	SAIL RFP 2008-01-07	Hardee	\$1,577,166	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 w/o \$6,480.80 which were due 3/15/15, 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the property has had many financial setback and is currently looking for help with funding.
AMR at Pensacola Jim Reeves	Lillian Housing	AMR at Pensacola	AMR at Pensacola Inc.	HOME 97HR-037	Escambia	\$427,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Arbour Valley Development LLC John O. Moore, Jr.	Arbours at Fort King Apts.	Arbours at Fort King, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2010-04/2009-132C/2010-036CX/2011-017CX	Pasco	\$4,700,000	4th	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Arbours at Shoemaker Place Apartments	Arbours at Shoemaker Place, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2009-04/2009-42X	Walton	\$9,095,000	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 2005-075	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 w/o \$325,117.63.

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Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Bay	\$625,000	Third	FHDC/SA	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103,255 & RR deposits i/a/o \$15,984 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 matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rico Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009-123C / 2010-033CX / 2011-014CX	Broward	\$4,480,000	Second	SMG	HC - Paid 5/26/15. Owes FHFC ARRA Annual Asset Management Fee i/a/o \$3,000 due 3/23/15. Invoice sent 2/5/15. Reminder Notice sent 3/9/15. Past Due Notice sent 3/30/15.
Carlisle Development Group Claudia Ortiz Johnathon Del Sol	Bell Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The 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. PNA possibly to be scheduled for June 2015.
	Brownsville Transit Village II	Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009-04/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late 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 III	Brownsville Village III, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-149C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	Brownsville Village IV, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009-149C / 2010-032CX / 2011-013CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. was TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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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	Service/ Trustee	
Continued from previous page. Carlisle Development Group, LLC Matthew S. Greer	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	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.
	East Village M/wa Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009-146C/2010-045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	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/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/Overture I, LLC Liz Wong	Matthew S. Greer; 1754 LLC	RFP2009-04/2009-058X	Miami-Dade	\$20,855,000	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Northwest Gardens I (Alan Apartments)	Northwest Properties I, Ltd. Liz Wong	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. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009-146C/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.
	Palafax Landing	Palafax Landing, Ltd.	CEII Palafax, Inc; CDG Palafax Landing, LLC; Ronald Townsend; Horton Samuel; William Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-055CTX	Escambia	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502.98 due 4/30/15. Past due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summerlake	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 i/a/o \$4,500 due 4/30/15. Reminder notice sent 4/30/15.
	Wahneta Palms	Wahneta Palms, Ltd Matthew S. Greer	Matthew S. Greer; 1754 LLC; TCG Wahneta 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 \$1,580.71 due 4/30/15. Past due notice sent 5/11/15.

**Florida Housing Finance Corporation
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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	
Carlisle Group Lloyd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Dixie Court I	The Carlisle Group, LLC.	Dixie Court Associates Ltd., TCG Dixie Court, LLC., The Carlisle Group Inc., Lloyd Boggio	RFP2005-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-054S	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas 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	\$2,480,000	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 \$1,421.86. Borrower remains past due for reserves under FHFC obligations, totaling \$40,946.80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,063). 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. 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, borrower has paid \$47,674.33. This represents a shortage of \$46,957.99. 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	\$842,994	First	FHDC

Florida Housing Finance Corporation
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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	Palm Beach	\$600,000 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 1/23/13. Borrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,481.16 due 3/31/15 and 1 monthly escrow payment i/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.
Cornerstone Group Jorge Lopez	River Oaks Florida City	River Oaks Holdings, Ltd.	River Oaks Holdings, Inc., Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc., Stuart I Meyers; Jorge Lopez	HOME 1994DRHR-031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 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	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan 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 i/a/o \$2,063.53 due 4/30/15. Reminder notice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement i/a/o \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc.lawsuit.
Continued on next page.	Preserve at Oslo (Ika: Woods of Vero)	Preserve at Oslo	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SML #25	Indian River	\$367,039	Second	FHFC	SML - Owes balloon interest i/a/o \$50,593.61 due 1/1/15; late fee interest i/a/o \$224.55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2015, 5/2015 payments i/a/o \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771.16 as of 5/15/15

Florida Housing Finance Corporation
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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. Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes balloon interest i/a/o \$81,030.94 due 11/15/14; late fee interest i/a/o \$240.78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242.19 due the fifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.
Dewar Properties James L. Dewar, Jr.	Inverness Club	Dewar Properties	James L. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citrus	NA	NA	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Paul R. Sween; Mark S. Moorhouse; Delray Beach Leased Housing Associates I, LLC; Dominium Holdings II, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15
	Whistler's Green	Whistler's Green, Ltd.	TPI Communities, LLC; John Corbett; Naples Leased Housing Associates SLP I, LLC; David L. Brierton; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorehouse	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SA	HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/6/15.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC. East Little Havana CDC, Anita T. Rodriguez-Tejera, Wiltredo 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 i/a/o \$53,453.03 and a VAB petition has been filed halting tax sale. 2014 Property Taxes are past due i/a/o \$51,876.88. Delinquent taxes were advertised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/15.

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EHDCC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDCC Pepper Towers Limited Partnership	EHDCC Pepper Towers Charitable Corporation Elderly Housing Development and Operations Corporation Steve Protulis Ripley, Elens; Cordone, Maria C; Protulis, Steve; Carter, Maxine; Colebut-Jackson, Marjorie; Olsen, John; Smith, Roger; Weiner, Mark; Feingold, Ellen; Villanova, Thomas; Vaughn, David M; Roberts, Cecil	TCEP RFP 2010-04 / 2009-092C / 2010-026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee i/a/o \$4,882.95 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	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn i/a/o \$184,561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	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.
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

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach (The) 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	RFP2010-04/2009-141C/2010-019CX	Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009-143C/2010-016CX	Nassau	\$3,150,000	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. 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 monitoring fees i/a/o \$450 due 5/11/15, including a past due amount of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 4/30/15. Owes \$500 for SAIL Late Filing fee due 7/14/14. Past due notices sent monthly, last sent 5/12/15.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees i/a/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 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 \$500. Notice sent to borrower on the monthly escrow letter sent out 5/15/15.

**Florida Housing Finance Corporation
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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$8,659 for 2007 SAIL Interest due 8/31/08. Late charge i/a/o \$432.85 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 \$3,887 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 to al past due items. 12/29/14 sent email for update of past due items on 2/12/15 no response. 4/7/15 sent additional request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-053S	Duval	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and 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. Belhel; 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	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,175 due 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Woodcreek Apartments, Inc.; Thomas N. Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$7,583.95 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 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter sent monthly, last sent 4/30/15.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia; Wilkinson, Tina; Logan, Alphonso; Herring, Linda; Combs, Lena; Saenger, Robin	RFP2010-04/2009-171C/2010-043CX/2011-023CX	Pinellas	\$3,100,000	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee Invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatriz 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	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	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$528.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly. last sent 5/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSB	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

Florida Housing Finance Corporation
Past Due Report - as of 06/15/2015

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 lien on property i/a/o \$80,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2013. Owes 2004-2014 Servicing fees i/a/o \$51,843.50 plus late charges of \$2,266.66. On 3/31/15 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; Eddy Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4,076 through 3/31/15. T&I escrow deposits are past due approximately \$5,465 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NA	FHFC	HC - Paid 5/10/15. Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042S	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees 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 1/14/15 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 foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings. Notice of Lis Pendens and Complaint filed 4/6/15.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow. A lump sum was requested for RR 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 \$1,760.00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees 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.
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 \$3,250. Last contacted the Borrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Richman, Richard; Salzman, David; Miller, Kristin; Fabbri, William T; Dodge, Gina K.; Cole, Doreen	TCEP RFP2010-04/2009-261C/2010-039X/2009-506C	Pasco	\$10,973,955	N/A	FHFC/FHDC	TCEP - Owes \$260 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn is \$76,368.94.
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Sanchez	HC 1991L-066	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees i/a/o \$2,025 due 5/11/15, including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,735	Second	SMG	SAIL- Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J. Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014-103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/11/14-4/22/15 of \$5,984. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB future compliance monitoring fees of \$99,849.
SP San Marco GP, LLC Brienne Heffner	San Marco II	Trust Lake Park Two, Ltd	David J. Page; SP San Marco GP, LLC	SAIL 2002-007S	Palm Beach	\$805,350	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$4,443.37 due 4/30/15. Reminder notice sent 4/30/15.

Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	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	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	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.
Tacoloy Economic Development Corp. Carol Gardner	Edison Terraces II	Edison Terraces II, Ltd.	Tacoloy Economic Development Corporation, Inc.; Carol Gardner; Angela R. Kelly; Moses Florence; Cheryl A. Nemrod; Heidi Rigby; Tangle White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$1,775,000	Second	FHDC/SA	HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras; Jose E Rodriguez; Pedro D Glaria	HOME 1993HD-014 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A	FHDC/FHFC	HOME - Owes 1 partial monthly P&I payment i/a/o \$148.80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments i/a/o \$2,634 each due 8/30/14-3/31/15. 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 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,973.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off i/a/o \$8,604.04. Outstanding UPB is \$26,782.25
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	\$1,551,248	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 III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Cornerstone Villa Capri III, LLC	RFP 2010-061X/2009-510C	Collier	\$14,582,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.

**Florida Housing Finance Corporation
Past Due Report - as of 06/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City 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 i/a/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Tumbull; Carol Moore; John Moreland; David Houssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$950,000	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$6,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 4/30/15.

**FHFC
Foreclosure Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006-509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	08/26/12
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 (#/w Atlantic Oaks)	Atlantic Oaks Partners, Ltd.	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	1990-079C	Duval	\$2,602,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceola	\$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/Principal	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 /	\$632,360	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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	Pineellas	Bonds/GTY \$11,700,000 SAIL \$2,450,000	First Second	Seltzer Management/ Wells Fargo	\$2,450,000	10/19/09
Hammon Park HERD Community Development Corp. Keith Bowers	Hammon Park Jackson Place	HERD Community Development Corp.		CW/HIP 2004-037 PLP 2005-097	Bay	\$174,625 \$386,661		Amerinational Seltzer	\$174,625 \$334,522	07/05/13 08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

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Foreclosure Report
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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006-02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006-05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L-162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 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
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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001-528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11

FHFC
Foreclosure Report
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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000-534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		08/25/91
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/Principal	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. Caneparl	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,962	1/31/2012
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd.; James Kincaid	SAIL 1994-041	Hendry		Second		\$141,116	12/31/12
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 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	Developer	Affiliate/Financial Beneficiary/Principal	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 Estate	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

FHFC
Other Writeoff Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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 aka 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., Fermanada 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-15-08-58-08		\$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	\$22,498	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	\$45,988	12/31/2010
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples	83S-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, Wilbert 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

**FHFC
Other Writeoff Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Date Charged Off
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge		SAIL 1991-020S		\$2,858,783	Second		\$2,858,783	08/17/01
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett		SAIL 1994-045S		\$63,300	Second		\$34,774	07/29/08
UDC-ARHP Broward	UDC-ARHP Broward			PLP 05-093	Broward	\$105,186			\$105,186	09/26/08

COMPOSITE EXHIBIT O

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

----- 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 <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](#)



**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees 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; Gandolf Group, LLC; Timothy J. Oliver	2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second	ACS	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 Almaro; Gail Moore-Swaby; Martha Gonzalez; Joan Engler	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/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	\$1,577,185	Second	SMG	SAIL - Past due for 5/2015 Tax and Insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee i/a/o \$6,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts 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 T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
Arbour Valley Development LLC John O. Moore, Jr.	Arbours at Fort King Apts.	Arbours at Fort King, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall; David; Johnston, Sam	RFP2010-04/2009-132C/2010-038CX/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	\$9,085,000	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 2005-075	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.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Bay	\$625,000	Third	FHDC/SA	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 i/a/o \$103,255 & RR deposits i/a/o \$15,984 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 matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees i/a/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
Broward County Housing Authority Rico Petrocelli	Progresso Point	Broward County Housing Authority	Rico Petrocelli	TCEP RFP 2010-04 and 2010-14 / 2009-123C / 2010-033CX / 2011-014CX	Broward	\$4,480,000	Second	SMG	HC - Paid 5/28/15. 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.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2006-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. PNA possibly to be scheduled for June 2015.
	Brownsville Transit Village II	Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009-04/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late 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 III	Brownsville Village III, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	Brownsville Village IV, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 and 2010-14 / 2009-148C / 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. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued from previous page. Carlisle Development Group, LLC Matthew S. Greer	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	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.
	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009-146C/2010-045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	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/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/Overture I, LLC Liz Wong	Matthew S. Greer; 1754 LLC	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	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. Liz Wong	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009-145C/2010-046CX	Broward	\$6,275,000	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Palafox Landing	Palafox Landing, Ltd.	CEll Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; William Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502.98 due 4/30/15. Past due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summerlake	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 i/a/o \$4,500 due 4/30/15. Reminder notice sent 4/30/15.
Wahneta Palms	Wahneta Palms, Ltd Matthew S. Greer	Matthew S. Greer; 1754 LLC; TCG Wahneta 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.	

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
Carlisle Group Lloyd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any 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 escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-054S	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,688 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,875, 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 \$40,946.80 thru 5/1/15 (FHFC requirements are monthly deposits of \$2,063). 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/GA	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/GA	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, 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; 03/18/15 and 4/13/15.
Continued on next page.	Ballet Villages II	Ballet Villages II Limited Partnership	Ballet Villages Development Corp.; Joseph F. Crossen; Lyle Howland	HOME 1995HR-012	Palm Beach	\$942,994	First	FHDC	HOME - Owes a partial payment of \$1,356.70 for monthly escrow due 3/31/15. Owes 1 monthly escrow payment i/a/o \$4,966.01 due 4/30/15. Past due and reminder notices sent 5/6/15.

**Florida Housing Finance Corporation
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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	Palm Beach	\$800,000 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 i/a/o \$22,813.98 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,162. Past due notice sent 5/6/15.
Cornerstone Group Jorge Lopez	River Oaks Florida City	River Oaks Holdings, Ltd.	River Oaks Holdings, Inc., Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Lopez	HOME 1994DRHR-031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 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 1989S-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.	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 i/a/o \$2,063.53 due 4/30/15. Reminder notice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement i/a/o \$19,669.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc. lawsuit.
Continued on next page	Preserve at Oslo (fka: Woods of Vero)	Preserve at Oslo	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 i/a/o \$224.55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2015, 5/2015 payments i/a/o \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771.16 as of 5/15/15

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
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 X1, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes balloon interest i/a/o \$61,030.84 due 11/15/14; late fee interest i/a/o \$240.78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242.19 due the fifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.
Dewar Properties James L. Dewar, Jr.	Inverness Club	Dewar Properties	James L. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citrus	NA	NA	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Paul R. Sween; Mark S. Moorhouse; Delray Beach Leased Housing Associates I, LLC; Dominium Holdings II, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15
	Whistler's Green	Whistler's Green, Ltd.	TPI Communities, LLC; John Corbett; Naples Leased Housing Associates SLP I, LLC; David L. Brierley; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorhouse	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SA	HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/6/15.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC, East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 1991S-029 HC 1990L-031	Miami-Dade	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - 2013 Property Taxes are past due i/a/o \$53,453.03 and a VAB petition has been filed halting tax sale. 2014 Property Taxes are past due i/a/o \$51,875.88. Delinquent taxes were advertised for Tax Sale on 5/7/15. HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,750. Last contacted the Borrower on 2/2/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
EHDOC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDOC Pepper Towers Limited Partnership	EHDOC Pepper Towers Charitable Corporation Elderly Housing Development and Operations Corporation Steve Protulis Ripley, Elena; Cordona, Maria C; Protulis, Steve; Carter, Maxine; Colebut-Jackson, Marjorie; Olsen, John; Smith, Roger; Weiner, Mark; Feingold, Ellen; Villanova, Thomas; Vaughn, David M; Roberts, Ceci	TCEP RFP 2010-04 / 2009-092C / 2010-026CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee w/a/o \$4,882.95 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 Corry Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Banwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn w/a/o \$184,581. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Kenneth Crawford	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification. FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees w/a/o \$25,369.96, including \$12,634.16 for a prior year. Last contacted borrower on 4/02/2015.
Goldenrule Housing and CDC, Inc. Cynthia Hamilton-Smith	Coleman Estates	Goldenrule Housing and CDC, Inc.	Goldenrule Housing and CDC, Inc.	PLP 2005-106	Seminole	\$93,700	First	FHFC/SA	PLP - Loan matured on 9/30/11. Amount drawn w/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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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 1995HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach (The) Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	Housing Authority of the City of Miami Beach	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/6/15
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009-141C/2010-019CX	Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009-143C/2010-016CX	Nassau	\$3,150,000	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer.	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. 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 monitoring fees <i>va/o</i> \$450 due 5/11/15, including a past due amount of \$225 due 7/7/14. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 6/30/12. Demand letter sent monthly, last sent 4/30/15. Owes \$500 for SAIL Late Filing fee due 7/14/14. Past due notices sent monthly, last sent 5/12/15.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees <i>va/o</i> \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Boardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger; Stewart I. Marcus	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	\$1,891,745	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.

**Florida Housing Finance Corporation
Past Due Report - as of 06/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-0675	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$8,659 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 \$3,887 due by 8/31/12 in addition to the late payment charge i/a/o \$184.35 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. 11/8/14 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 additional request for update. Sent email for update on past due items 5/14/15.
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-053S	Duval	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and 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	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,175 due 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Woodcreek Apartments, Inc.; Thomas N. Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$7,563.95 due 4/30/15. Reminder notice sent 4/30/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Mana Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter sent monthly, last sent 4/30/15.

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Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustees	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia; Wilkinson, Tina; Logan, Alphonso; Herring, Linda; Combs, Lena; Saenger, Robin	RFP2010-04/2009-171C/2010-043CX/2011-023CX	Pinellas	\$3,100,000	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Maint - Co Services, LLC	Gail W. Curtis, John M. Curtis	HC 1993L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$2,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (aka 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	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 5/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves i/a/o \$45,900 as of 12/31/14.

**Florida Housing Finance Corporation
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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.	Coveland 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; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property i/a/o \$80,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2013. Owes 2004-2014 Servicing fees i/a/o \$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; Eddy Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4,076 through 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccareer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NA	FHFC	HC - Paid 5/18/15. Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042S	Lee	\$2,881,642	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 1/14/15 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 foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15.
Pines Apartments of Palm Bay, LLC Jeffery W Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14 Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow. A lump sum was requested for RR 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 \$1,760.00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees 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.
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 \$8 250. Last contacted the Borrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Richman, Richard; Salzman, David; Miller, Kristin; Fabbri, William T; Dodge, Gina K.; Cole, Doreen	TCEP RFP2010-04/2009-261C/2010-039X/2009-506C	Pasco	\$10,973,955	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn is \$76,358.94.
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Sanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees i/a/o \$2,025 due 5/11/15, including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL- Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and developer has not made any attempt to submit the requested statements.
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J. Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014-103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/1/14-4/22/15 of \$5,964. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB future compliance monitoring fees of \$89,849.
SP San Marco GP, LLC Brienne 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

**Florida Housing Finance Corporation
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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	
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., JLaine Mills Knee	Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lemon, Daniel	TCEP RFP2009-04/2009-039X	Pinellas	\$12,838,965	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
St. Thomas Properties, LLC Daniel Gessner	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.
Tacoloy Economic Development Corp. Carol Gardner	Edison Terraces II	Edison Terraces II, Ltd.	Tacoloy Economic Development Corporation, Inc.; Carol Gardner; Angela R. Kelly; Moses Florence; Cheryl A. Nemrod; Heidi Rigby; Tangie White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$1,775,000	Second	FHDC/SA	HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras; Jose E Rodriguez; Pedro D Gloria	HOME 1993HD-014 HC 1993L-096	Miami-Dade	\$1,000,000 N/A	First N/A	FHDC/FHFC	HOME - Owes 1 partial monthly P&I payment i/a/o \$148.80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 5/30/14. Owes 3 quarterly replacement reserve 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 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,973.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off i/a/o \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	SAIL 1991S-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 III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Cornerstone Villa Capri III, LLC	RFP 2010-051X/2009-510C	Collier	\$14,582,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.

**Florida Housing Finance Corporation
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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City 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 i/a/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Turnbull; Carol Moore; John Moreland; David Houssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$850,000	Second	FHDC	SAIL- Owes 2014 SAIL Servicer fees i/a/o \$6,051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly. last sent 4/30/15.

**FHFC
Foreclosure Report
as of 06/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006-509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,885,000 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	\$2,802,130	First	First Housing		11/24/09
CITI Equity Group, Inc. Chris Record	Regency Green	CITI Equity Group, Inc.	Royal Regency of Jacksonville	1987L-001	Duval	\$179,748	First	First Housing		05/31/96
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Davis & Sons Construction (Stefan M. Davis & Norita V. Davis)	Mystic Pointe Apts., Ltd.	1993L-074	Orange	\$1,870,701	First	First Housing		08/25/09
Davis Heritage Ltd.	Cobblestone	Davis Heritage Ltd.	Cobblestone of Kissimmee, Ltd.	MR2000K1&2 2000-531C	Osceola	\$17,800,000	First	Seltzer Management / Seltzer Management / Wells Fargo		11/13/09

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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 HERD Community Development Corp. Keith Bowers	Hammon Park Jackson Place	HERD Community Development Corp.		CW-HIP 2004-037 PLP 2005-097	Bay	\$174,625 \$366,881		Amerinational Seltzer	\$174,625 \$334,522	07/05/13 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
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as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, 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 opp \$295,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-631C	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 2007-002FHS	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			CWHP/RFP 2006-05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L-162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		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)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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-026	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	\$6,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001-528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,181	09/23/11

FHFC
Foreclosure Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$488,820	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	\$15,600,000 \$806,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable H	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	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	\$1,600,000	Second		\$760,000	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/Princip al	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien- Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-060S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

FHFC
Other Writeoff Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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-018	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
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, Wilbert 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		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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ 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	06/17/01
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 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.

Best regards,

A handwritten signature in black ink, appearing to read "Matthew Greer", is written over a horizontal line.

Matthew Greer

Attachment

Cc: Kevin Tatreau
Laura Cox
Ken Reecy
Brian McDonough



CARLISLE

DEVELOPMENT

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

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



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

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

COMPOSITE EXHIBIT P

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:jdelso1886@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.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:jdelso1886@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 <jdelso1886@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](tel:305-357-4725) | Fax: [\(305\) 476.1552](tel:305-476-1552)

[E-Mail](#) | [V-Card](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)



EXHIBIT Q

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees 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; Gandolf Group, LLC; Timothy J. Oliver	2007 Series A RRLP 2005-321HR	Brevard	\$11,500,000 \$1,250,000 \$3,750,000 \$2,400,000	First Second	ACS	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 Almarin; Gail Moore-Swaby; Martha Gonzalez; Joan Englert	SAIL 2002-090S	Broward	\$700,000	Second	FHDC	SAIL - Owes 2014 SAIL Service fees i/a/o \$3,126 due 4/30/15. Reminder notice sent 4/30/15.
Alpha and Omega Freedom Ministries Inc. Judd K. Roth	Hannah House	Alpha and Omega Freedom Ministries Inc.	Alpha and Omega Freedom Ministries Inc., Judd Roth Real Estate Development Inc., Judd Roth Individually.	SAIL RFP 2008-01-07	Hardee	\$1,577,185	Second	SMG	SAIL - Past due for 5/2015 Tax and Insurance payment totaling 925.04 and 4/2015, and 5/2015 Replacement Reserve Escrow totaling \$850.00. Past due for the 2014 SAIL servicing fee i/a/o \$6,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts 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 T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements
Arbour Valley Development LLC John O. Moore, Jr.	Arbours at Fort King Apts.	Arbours at Fort King, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall, David; Johnston, Sam	RFP2010-04/2009-132C/2010-036CX/2011-017CX	Pasco	\$4,700,000	4th	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Arbours at Shoemaker Place Apartments	Arbours at Shoemaker Place, LLC Sam T. Johnston	Lowitz, Stephen; Ehrenstein, Gabriel; Moore, John Jr.; Sumrall, David; Johnston, Sam	RFP2009-04/2009-42X	Walton	\$9,095,000	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.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	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 w/o \$325,117.63.
Bay Equity Investments Ronnie H. Adams	Magnolia Pointe	Magnolia Pointe of Bay, Ltd.	Bay Equity Investments, Inc.; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1996HR-021	Bay	\$625,000	Third	FHDC/SA	HOME - First mortgage filed for foreclosure on 6/23/14. Borrower owes past due escrow deposits for 6/30/14 thru 4/30/15 w/o \$103,255 & RR deposits w/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 w/o \$4,003 due 4/30/15. Reminder notice sent 4/30/15.
	Keys III	Brannon Group, L. C. & Co., The	D Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress. Owes 2014 SAIL Servicer fees w/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	SMC	HC - Paid 5/26/15. Owes FHFC ARRA Annual Asset Management Fee w/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 Jehnathon Del Sol	Bell Ridge II	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2006-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to Servicer's (BAML) request for plan. However, after further correspondence with BAML, it was discovered they sent their notices to an individual no longer with Carlisle. Carlisle has demonstrated a willingness to pay; however, the holdup is now on BAML side as they are awaiting legal counsel to concur with increase. Therefore, increase has been delayed. Request for status update sent to BAML 2/13/15. Rec'd update from BAML 4/7/15, they are sending document to be signed. Borrower requesting new PNA to be completed before addressing RR increase. Claim repairs completed. Working with BAML. PNA possibly to be scheduled for June 2015.
	Brownsville Transit Village II	Brownsville Village II, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2009-04/2009-056X	Miami-Dade	\$21,768,500	Third	FHFC/FHDC	TCEP - Owes \$250 late 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 w/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Continued on next page.	Brownsville Transit Village III	Brownsville Village III, Ltd.	Brownsville Village II, LLC; Matthew S. Greer, Carlisle Development Group, LLC; 1754, LLC	TCEP RFP 2010-04 & 2010-14 / 2009-148C / 2010-047CX	Miami-Dade	\$5,850,000	Second	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15. Owes TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.
	Brownsville Transit Village IV	Brownsville Village IV, Ltd.	Brownsville Village 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. was TCEP quarterly servicer fee i/a/o \$2,227.50 due 4/30/15. Past due notice sent 5/12/15.
Continued from previous page. Carlisle Development Group, LLC Matthew S. Greer	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	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
	East Village f/k/a Ehlinger Apartments	Ehlinger Apartments, Ltd. Jonathon Del Sol	Matthew S. Greer; 1754 LLC	RFP2010-04 and 2010-14/2009-146C/2010-045CX	Broward	\$6,275,000	Fourth	FHFC/SMG	TCEP - 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.
	Everet: Stewart, Sr. Village	Carlisle Group IV, Ltd	Carlisle Group IV, LLC.; Matthew Greer; Jonathon Del Sol	RFP2009-04/2009-040X	Miami-Dade	\$21,768,500	Fourth	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Metro Apartments (The Beacon)	Ark Development/Overture I, LLC Jonathon Del Sol	Matthew S. Greer; 1754 LLC	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. 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	\$6,275,000	Third	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Palafox Landing	Palafox Landing, Ltd.	CEII Palafox, Inc; CDG Palafox Landing, LLC; Ronald Townsend; Horton Samuel; William Byrd; Percy L. Goodman Jr.; Matthew S. Greer	TCAP 2009-065CTX	Escambia	\$2,764,100	First	FHDC	TCAP - Owes TCAP quarterly servicer fee i/a/o \$1,502.98 due 4/30/15. Past due notice sent 5/12/15.
	Sonrise Villas	Sonrise Villas, LLC.	TCG Sonrise, Inc.; Lloyd J. Boggio	SAIL 2002-020CS	Indian River	\$1,437,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees i/a/o \$5,823.50 due 4/30/15. Reminder notice sent 4/30/15.
	Summerlake	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 i/a/o \$4,500 due 4/30/15. Reminder notice sent 4/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
	Wahneta Palms	Wahneta Palms, Ltd Matthew S. Greer	Matthew S. Greer, 1754 LLC; TCG Wahneta 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.

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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	
Carlisle Group Lloyd Boggio	Golf View Gardens	The Carlisle Group, LLC.	Golf View Gardens, Ltd. TCG Golf View Gardens, Inc. The Carlisle Group, LLC., Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-056S	Broward	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any 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	RFP2008-04-03	Broward	\$1,025,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
	Heron Pond	The Carlisle Group, LLC.	Heron Pond Apartments, Ltd., Heron Pond Apartments Inc., The Carlisle Group LLC, Lloyd Boggio, Bruce Greer, Luis Gonzalez	SAIL 2002-054S	Lee	\$1,500,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for R&R escrow account. Several requests have been made to obtain these and developer has not made any attempt to submit the requested statements.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,689 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,676, 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 \$40,946.80 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	\$4,348,648	First	ACS/SA	SAIL - Loan matured 4/13/12. Borrower's request for loan extension and modification approved at the 10/30/14 FHFC Board meeting and document modification is in progress
Complete Property Development Company Joseph Crossen	Ballet Villages	Ballet Villages Housing Limited Partnership	Joseph F. Crossen	HOME 1993HD-001	Palm Beach	\$555,000	Second	ACS/SA	HOME - 1) Loan matured on January 9, 2015. Borrower approved for one year extension at 1/30/15 Board meeting. 2) Escrow payment amount was increased effective 7/1/14 to \$12,070.19 per month due to substantial increase in cost of Insurance. Borrower has failed to pay increased escrow payment for months of July 2014 - Jan 2015. Total amount due for this period is \$84,491.33; however borrower has paid \$47,674.33. This represents a shortage of \$46,957.38. Notifications sent 8/05/14; 8/11/14; 9/10/14; 11/07/14; 12/29/14; 02/27/15; 03/18/15 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

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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	Palm Beach	\$600,000 N/A	Second N/A	FHDC/SA	SAIL - Loan matured 1/23/13. Borrower's request for 3 year extension approved at the 1/30/15 Board meeting. Owes 1 partial escrow payment of \$15,451.16 due 3/31/15 and 1 monthly escrow payment i/a/o \$22,613.96 due 4/30/15. Per Borrower's statements received through 4/30/15, the RR are past due a partial payment of \$218 and 2 full payments of \$967 each, for a total of \$2,152. Past due notice sent 5/5/15.
Cornerstone Group Jorge Lopez	River Oaks Florida City	River Oaks Holdings, Ltd.	River Oaks Holdings, Inc.; Cornerstone River Oaks, Ltd.; Leon J. Wolfe; Cornerstone Affordable Housing, Inc.; Stuart I Meyers; Jorge Lopez	HOME 1994DRHR-031	Dade	\$700,000	Second	FHDC/SA	HOME - Loan matured 4/30/15. Approved for loan extension at May 8, 2014 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	Caribbean West	Creative Choice Homes VI, Ltd.	Creative Choice Homes, Inc.	HOME 1993HD-008	Miami-Dade	\$1,480,000	Second	ACS	HOME - First Mortgage Lender is uncooperative with providing balance information for the Escrows. We can see that payments are being made via the Loan Statements; however, they do not provide balance information. The borrower is working with us to provide balances; however, until this is resolved Caribbean will remain on the report.
	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan 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; Neimisha Barot	SAIL 1989-084S	Monroe	\$1,290,000	Second	FHDC/SA	SAIL - Loan matured 2/28/15. Demand letter sent monthly, last sent 4/30/15. Owes 2014 SAIL Servicer fees i/a/o \$2,063.53 due 4/30/15. Reminder notice sent 4/30/15.
	Gardens Apartments	Creative Choice Homes II, Ltd.	Creative Choice Homes II, Ltd.; Creative Choice Homes, Inc.	HOME 1992HR-009 HC 1991-024	Miami Dade	\$3,000,000	Second	FHDC/SA	HOME - Borrower past due for legal expense reimbursement i/a/o \$19,659.27 paid by Florida Housing for services provided in conjunction with the Keystone Guards Services, Inc. lawsuit.
	Preserve at Oslo (Ika Woods of Vero)	Preserve at Oslo	Creative Choice Homes XVI, LTD; Yashpal Kakkar	SML #25	Indian River	\$367,039	Second	FHFC	SML - Owes balloon interest i/a/o \$50,593.61 due 1/1/15 late fee interest i/a/o \$224.55 as of 5/15/15. Owes 2/2015, 3/2015, 4/2015, 5/2015 payments i/a/o \$2,422.29 due the first day of each month. Owes late charges and late fee interest for monthly installments totaling \$771.15 as of 5/15/15

Continued on next page.

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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. Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square	Vista Palms (fka: Andros Isle)	Vista Palms	Creative Choice Homes XI, LTD; Yashpal Kakkar	SMI #27	Lee	\$491,274	Second	FHFC	SMI - Owes balloon interest i/a/o \$61,030.94 due 11/15/14; late fee interest i/a/o \$240.78 as of 5/15/15. Owes 12/2014, 1/2015, 2/2015, 3/2015, 4/2015 payments i/a/o \$3,242.19 due the fifteenth day of each month. Owes late charges and late fee interest for monthly installments totaling \$1,539.65 as of 5/15/15.
Dalcor Companies Dale Dodson	Reef Club	Dalcor Companies	Dalcor Companies;	2013 Series C Bond	Osceola	\$28,000,000	First	SMG/FHFC	BOND - Owes MMRB compliance monitoring fees of 211,863.
Dewar Properties James L. Dewar, Jr.	Inverness Club	Dewar Properties	James L. Dewar, Jr., Mary T. Johnson	HC 1990L-017	Citrus	NA	NA	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees i/a/o \$225. Last contacted the Borrower on 3/25/15.
Dominium, LLC Mark S. Moorhouse	Village at Delray	Village at Delray LTD	Paul R. Sween; Mark S. Moorhouse; Delray Beach Leased Housing Associates I, LLC; Dominium Holdings II, LLC	TCAP/HOME RFP 2009-03/2009- 037CT/2010-003CT	Palm Beach	\$115,900	Second	FHFC	TCAP/HOME - Owes interest i/a/o of \$1,738.50 due 10/1/14. Third past due notice sent 2/6/15
	Whistler's Green	Whistler's Green, Ltd.	TPI Communities, LLC; John Corbett; Naples Leased Housing Associates SLP I, LLC; David L. Brierton; Jack W. Safar; Armand E. Brachman; Paul R. Sween; Mark S. Moorehouse	HOME 1999-076H	Collier	\$2,043,000	Second	FHDC/SA	HOME - Paid as of 5/19/15. Owes 1 monthly replacement reserve payments i/a/o \$2,800 due 4/30/15. Owes 1 monthly escrow payments i/a/o \$17,854.40 each due 4/30/15. Past due notice sent 5/6/15.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers, Ltd., East Little Havana CDC, East Havana CDC	Rio Towers, LLC, East Little Havana CDC, Anita T. Rodriguez-Tejera, Wilfredo Gort, Florentino Almeida, Yunis Segura	SAIL 1991S-029 HC 1990L-031	Miami-Dade	\$600,000 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 halting tax sale. 2014 Property Taxes are past due i/a/o \$51,876.88. Delinquent taxes were advertised for Tax Sale on 5/7/15 HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	
EHDCC Development Services, LLC and Telesis Development Services, LLC Patricia Kohnke Steve Protulis	Mildred Claude Pepper Towers	EHDCC Pepper Towers Limited Partnership	EHDCC Pepper Towers Charitable Corporation Elderly Housing Development and Operations Corporation Steve Protulis Ripley, Elena; Cordone, Maria C; Protulis, Steve; Carter, Maxine; Colebut-Jackson, Marjorie; Olsen, John; Smith, Roger; Weiner, Mark; Feingold, Ellen; Villanova, Thomas; Vaughn, David M; Roberts, Cecil	TCEP RFP 2010-04 / 2009-092C / 2010-025CX / 2011-007CX	Miami-Dade	\$2,300,000	Second	FHFC/ACS	TCEP - 2014 Annual Loan Servicing Fee <i>via</i> \$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	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn <i>via</i> \$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 1962 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	First	SMG/SA	SAIL - SAIL loan matured as of 10/31/14. One year extension was approved by FHFC board on 10/30/14 awaiting document modification. FHFC sent demand notice 4/30/15 for borrower to resolve delinquent matter.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees <i>via</i> \$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 <i>via</i> \$36,447.12. 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	Services/ Trustee	
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop, Alonza Anderson, Regina A. Analey, Carolyn Lowe, 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	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
H.A.N.D.S. of Central Florida Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1995HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14; and 12/29/14.
HA of the City of Miami Beach (The) Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	Housing Authority of the City of Miami Beach	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First	FHDC	HOME - Owes 6 monthly replacement reserve payment of \$750 due 11/30/14-4/30/15. Past due notices sent monthly, last sent 5/6/15.
Hallmark Companies Inc Martin Petersen	Live Oak Homes	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009-141C/2010-019CX	Suwannee	\$4,350,000	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
	Pine Terrace	The Hallmark Companies Inc	Adams, Susan; Petersen, Martin H; Pence, John D; Cliché, April L	RFP2010-04/2009-143C/2010-016CX	Nassau	\$3,150,000	Second	FHFC/ACS	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,881	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 monitoring fees <i>via</i> \$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 Schably	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees <i>via</i> \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Housing Trust Group Randy Rieger	Emerald Palms	Housing Trust Group	Emerald Palms Apartments Limited Partnership; Emerald Palms GP, LLC; Boardwalk Properties Management, Inc.; Emerald Clinton, LLC; MMA Financial Housing Investments II, LP; SLP, Inc.; Stuart Leibowitz; Randy Rieger; Stewart I. Marcus	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 2006-01-05	Bay	\$1,691,745	Second	SMG	SAIL - Past due for the May T&I escrow payment in the amount of \$ 1,747.88 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.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due <i>via/o</i> \$8,659 for 2007 SAIL. Interest due 9/31/08. Late charge <i>via/o</i> \$432.95 on 9/5/08 due immediately. Borrower indicated that they are working with first mortgage company to refinance and are hoping to clear past due items by end of October/November. Past due for 2011 SAIL interest <i>via/o</i> \$3,887 due by 8/31/12 in addition to the late payment charge <i>via/o</i> \$194.35 due immediately. 5/23/13 email from borrow that they continue to work towards refinancing this project. 7/16/13 sent Breach of Loan Covenants letter advising development of failure to remit monthly required escrow payments to the first 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>via/o</i> \$500. 7/7/14 sent past due email requesting status update of all outstanding past due items listed above. 11/6/14 sent request for update to al past due items. 12/29/14 sent email for update of past due items on 2/12/15 no response. 4/7/15 sent additional request for update. Sent email for update on past due items 5/14/15
JP Morgan Housing Corp. Deanna Mueller	Lenox Court	Lenox Court GP LLC	Lenox Court GP LLC, JP Morgan Housing Corporation, JPMC SLP V L.P., JP Morgan Housing Partnership V L.P.,	SAIL 2002-053S	Duval	\$2,000,000	Second	SMG	SAIL - Failure to submit copies of monthly statements for T&I and R&R escrow accounts. Several request have been made to obtain these and 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	SAIL - Owes 2014 SAIL Servicer fees <i>via/o</i> \$5,175 due 4/30/15. Reminder notice sent 4/30/15.
	Park Springs	Woodcreek Apartments, Ltd.	Woodcreek Apartments, Inc.; Thomas N. Tompkins	SAIL 1999-077S	Hillsborough	\$2,375,578	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees <i>via/o</i> \$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.	Marie Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter 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/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Local Community Housing Corporation Patricia Weber	Oak Ridge Estates	Oak Ridge Estates, LLC	Weber, Patricia; Wilkinson, Tina; Logan, Alphonso; Herring, Linda; Combs, Lena; Saenger, Robin	RFP2010-04/2009-171C/2010-043CX/2011-023CX	Pinellas	\$3,100,000	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Miami - 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 w/a/o \$2,100. Last contacted the owner on 2/25/15.
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Meridian Place (aka 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 w/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 w/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	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 5/12/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	SHADP 2009-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Owes replacement reserves w/a/o \$45,900 as of 12/31/14.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G 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; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	Second	FHFC	SAIL - On 11/25/08, FHFC paid 2001 real estate tax lien on property v/a/o \$80,852.48. Failure to submit 2003-2013 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2013. Owes 2004-2014 Servicing fees v/a/o \$51,843.50 plus late charges of \$2,266.66. On 3/3/15 notice was sent to borrower regarding unpaid fees.
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II	Magnolia Walk Apartments II, Ltd.	Magnolia Walk Apartments II, Inc.; Brownell Barnard; Howard L. Gunn; Gwendolyn B Dawson; Denise Leavings; Eddy Beard; Rose Jenkins; Elhora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Replacement Reserve deposits are past due approximately \$4,076 through 3/31/15. T&I escrow deposits are past due approximately \$5,485 through 3/31/15. Statements received through 3/31/15.
Olsen Securities Corp Clifford E. Olsen	Buccaneer Villas	Olsen Securities Corporation	Clifford E. Olsen, Kay Wahl, Lance M. Olsen, Kasey O. Fallo, Dot Wedge, Kathleen Nowicki	HC 1993L-013	Nassau	NA	NA	FHFC	HC - Paid 5/18/15. Owes FHFC HC (RD) compliance monitoring fees v/a/o \$225. Last contacted the Borrower on 3/25/15.
Pacifica Edisto Lake, LLC Angie Draycott	Edisto Lakes	Pacifica Edisto Lake, LLC	Deepak Israni; Ashok Israni	SAIL 1994-042S	Lee	\$2,681,642	CM Only	FHDC	SAIL - Owes 2014 SAIL Servicer fees v/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 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of 1st 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 foreclosure proceedings. Funds were sent to Fannie Mae, 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15.

**Florida Housing Finance Corporation
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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 <i>via</i> /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	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - This Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow. A lump sum was requested for RR <i>via</i> /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>via</i> /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>via</i> /o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due <i>via</i> /o \$75,000 a late charge of \$3,750 is now due. In addition, 2014 Loan Servicing Fees \$6,250.00, Compliance Monitoring Fees \$1,750.00; and Financial Monitoring Fees \$1,100.00 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees <i>via</i> /o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees <i>via</i> /o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees <i>via</i> /o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
Reliant Group (The) Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albright, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees <i>via</i> /o \$8,250. Last contacted the Borrower on 2/2/15.
Richman Group Todd Fabbri	Fort King Colony	The Richman Group of Florida, Inc.	Richman, Richard; Salzman, David; Miller, Kristin; Fabbri, William T; Dodge, Gina K.; Cole, Doreen	TCEP RFP2010-04/2009-261C/2010-039X/2009-506C	Pasco	\$10,973,955	N/A	FHFC/FHDC	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 4/30/15. Amount drawn is \$76,358.94
Sanchez Planning and Development Inc. J. Rolando Sanchez	Pinecreek Place	J. Rolando Sanchez	J. Rolando Sanchez	HC 1991L-065	Flagler	N/A	N/A	FHFC	HC - Owes FHFC RD compliance monitoring fees <i>via</i> /o \$2,025 due 5/11/15, including previously past due fees totaling \$1,800. Last contacted the Borrower on 3/25/15.
Seville Farm Family Housing Association, Inc. Shelly Magelski	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc. James Register	Seville Farm Family Housing Association, Inc.	SAIL 1999-072S	Volusia	\$2,877,786	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.

Florida Housing Finance Corporation
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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Southport Financial Services, Inc. Peter Leach	Caravel Apartments	SP Caravel Apartments, LLC	SP Caravel Manager, LLC; SP and MS, LLC; David J. Page; Michael Molinari; Scott Seckinger	SAIL ELI RFA2014-103(2014-313S)	Broward	\$825,000	Fourth	FHDC	SAIL ELI - Owes 2014 SAIL Servicer fees i/a/o \$1,671 due 4/30/15. Reminder notice sent 4/30/15. Owes Agency Fees for 12/11/14-4/22/15 of \$5,964. Owes Agency Fees due at Bond Redemption of \$20,790. Owes MMRB future compliance monitoring fees of \$99,649.
SP San Marco GP, LLC Brianna 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 Remndr notice sent 4/30/15.
St. Giles Manor, Inc., Brian Trimble	St. Giles Manor	St. Giles Manor, Inc., J'Laine Mills Knee	Trimble, Brian; Masi, Donna; Weise, Ben; Lofgren, Gene; Lamon, Daniel	TCEP RFP2009-04/2009-039X	Pinellas	\$12,838,965	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15.
St. Thomas Properties, LLC Daniel Gessner	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.
Tacoloy Economic Development Corp. Carol Gardner	Edison Terraces II	Edison Terraces II, Ltd.	Tacoloy Economic Development Corporation, Inc.; Carol Gardner; Angela R. Kelly; Moses Florence; Cheryl A. Nemrod; Heidi Rigby; Tangle White; Luce Lohier	HOME 1992HR-003	Miami-Dade	\$1,775,000	Second	FHDC/SA	HOME - Loan matured 9/3/14. Borrower's request for refinancing and loan extension approved at Jan. 30, 2015 board meeting and document modification is in progress.
Teal Pointe Apartments, Inc. Albert P. Sueiras	Teal Pointe Apartments	Teal Pointe Apartments, Inc.	Albert Sueiras; Jose E Rodriguez; Pedro D Glaria	HOME 1993HD-014 HC 1993L-098	Miami-Dade	\$1,000,000 N/A	First N/A	FHDC/FHFC	HOME - Owes 1 partial monthly P&I payment i/a/o \$148.80 due 5/1/15. Owes 1 partial quarterly replacement reserve payment i/a/o \$2,250 due 6/30/14. Owes 3 quarterly replacement reserve payments i/a/o \$2,634 each due 9/30/14-3/31/15. Past due and reminder notices sent monthly, last sent 5/12/15. HC - Paid 5/26/15. Owes FHFC HC compliance monitoring fees i/a/o \$10,468. Last contacted the Borrower on 2/2/15.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,973.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. CDOT received on 9/12/11. 12/31/11, Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off i/a/o \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partners	Urban League Housing Partner, Inc.; Fair, Talmadge W.; Gross, Oliver L.	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 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.

**Florida Housing Finance Corporation
Past Due Report - as of 05/15/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	
Villa Capri III Associates, Ltd. Mara Medes	Villa Capri Phase III	Villa Capri III Associates, Ltd.	Registered Agents of FL, LLC; Cornerstone Villa Capri III, LLC	RFP 2010-051X/2009-510C	Collier	\$14,582,575	Second	FHFC/SMG	TCEP - Owes \$250 late fee for Failure to submit 2014 Audited Financials and SR-1 form by 4/30/15. Late fee invoice sent out on 5/13/15
Volunteers of America of Florida, Inc. Janet M. Stringfellow	Lake City Cabins	Volunteers of America of Florida, Inc.	Susie Towater; Edwin A. Sheperdson; Robert E. Atkins; Alex 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 v/a/o \$7,763 due 4/30/15. Reminder notice sent 4/30/15.
	Pensacola Veterans	VoA of FL - Pensacola Veterans, Inc	Thomas Turnbull; Carol Moore; John Moreland; David Houssian; Janet M. Stringfellow	SAIL RFP 2008-01-02	Escambia	\$650,000	Second	FHDC	SAIL - Owes 2014 SAIL Servicer fees v/a/o \$6 051 due 4/30/15. Reminder notice sent 4/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159 055.75. Demand letter sent monthly, last sent 4/30/15.

FHFC
Foreclosure Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006-509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	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	\$846,711	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

FHFC
Foreclosure Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ 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	Osceola	\$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
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/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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	Jackson Place	HERD Community Development Corp.		PLP 2005-097	Bay	\$366,681		Seltzer	\$334,522	08/20/14

**FHFC
Foreclosure Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/18/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/28/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006-02-04SNP 2007-002FHSH	Indian 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

**FHFC
Foreclosure Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,962,000	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	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02

**FHFC
Foreclosure Report
as of 05/16/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	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 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.	MR1989L1&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. 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

**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 Enc 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 Sellzer, now FHFC/ BONY		07/24/09

**FHFC
Short Sale Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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	\$2,500,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Ho	2006-093S	Orange	\$1,950,000	Second		\$1,401,641	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 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

**FHFC
Short Sale Report
as of 05/15/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Villas of Capri	Villas of Capri	Read Property Group LLC		96DHR-016	Collier	\$2,585,000			\$2,385,000	7/11/2011
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.		SAIL 1996-030S		\$337,500	Second		\$231,001	10/15/2001
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Esta	99-080S	Lee	\$1,577,726	Second		\$827,726	10/25/2013

FHFC
Other Writeoff Report
as of 05/15/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Services/ 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., Femanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$280,000	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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ 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, Wilbert 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 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

EXHIBIT R

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees w/o \$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 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 July, August and September Tax and Insurance payment totaling \$2,759.12 and June, July, August and September Replacement Reserve Escrow totaling \$1,700.00. Past due for the 2014 SAIL servicing fee in the amount of \$6,480.90 which were due 3/15/15, 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get updates 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	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. Amount drawn w/o \$325,117.63.
Atlantic Housing Partners LLLP Jay Brock	Covington Club	Atlantic Housing Partners, LLLP	Covington Club Group Managers LLC; Atlantic Housing Partners; Jay Brock; Paul Missigman; Tricia Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Atlantic Housing Partners LLLP; Hammock Harbor Managers LLC; Jay Brock	HOME RFP 2009-03	Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Atlantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg	Atlantic Housing Partners, LLLP	Fountains at Falkenberg II, 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. Clemo; Joseph F. Chapman, IV; Jeannette B. Chapman; Lauretta J. Pippin; Robert F. Henry, III; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1992HR-022	Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15. Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC	Gorman & Company, Inc.; Gary J. Gorman; Joyce S. Wuetrich; Patrick Patrello	TCEP RFP 2009-103C 2010-011CX	Monroe	\$1,800,000	First	FHDC	TCEP - Owes 1 monthly replacement reserve payment of \$900 due 9/30/15. Owes 1 monthly escrow payment of \$8,395.75 due 9/30/15. Reminder notice sent 9/25/15.
Brannon Group, L. C. & Co., (The) O. Reid Brannon	Keys I & II	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress
	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
Carlisle Development Group Elizabeth Wong	Palafox Landing	Carlisle Development Group	Palafox Landing Ltd.; Carlisle Development Group; CEH 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.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

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 Lloyd Boggio	Charlotte Crossing	Carlisle 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 Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The 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.
	Magnolia Crossings	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to 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. Mirrors Bell Ridge II BAML requesting PNA October 2015. Emailed BAML for status update 7/1/15 & 10/2/15.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,688 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1,421.85. Borrower remains past due for reserves 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 Krjesman; Richard Ulrich; Howard Hedley; Jack O'Neill; Domingo Vallardes; Cindy Bishop; Michael Martin; Mark Padgett	DEMO 2001/07-001DD	Multiple locations: Sarasota; Highlands; Manatee	\$1,020,080	Second	FHFC	DEMO - Owes replacement reserves <i>via</i> \$16,800.00 as of 12/31/14.
Community Connections of Jacksonville, Inc. Mindy Barker	Florence N. Davis Center	Community Connections of Jacksonville, Inc.	Community Connections of Jacksonville, Inc.	SAIL 1995S-045	Duval	\$288,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,585.80 as of 12/31/14.
Community Housing Initiative Trust, Inc. Nicole Tenpenny Brenda Weed	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1995S-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 \$4,966.01 each due 6/30/15-7/31/15 & 2 monthly escrow payments of \$2,744.84 each due 8/31/15-9/30/15. Total amount due is \$20,491.43. Past due notices sent 9/25/15.
	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp.; Joseph F. Crossen; Lyle Howland	SAIL 1995S-011 HC 1996L-007	Palm Beach	\$800,000 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 \$8,020.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMC/SA	SAIL - Loan Matured 12/1/14, borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board. Demand letter sent monthly, last sent 9/30/15. Borrower's 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 <i>via</i> \$1,350.47
	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.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; NB 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 - 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 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	\$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, Michael Jordan, Erin Houck-Tell	PLP 2007-137	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 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	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
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 i/a/o \$36,447.12. Demand letter sent monthly, last sent 9/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 8/19/14. 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.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14, 12/29/14 & 10/2/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Harris Group, Inc. Cathy Harris	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 1989S-046	Duval	\$719,899	First	FHDC	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/a/o \$4,132.17 due 10/1/15. Reminder notice sent 9/25/15.
	Liberty Center III	Liberty Center for the Homeless, Inc.	Cathy Harris; Larry Tipping; Diane Chambliss	SAIL 1997S-018	Duval	\$1,600,000	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 i/a/o \$450 due 5/11/2015, including a past due amount of \$225 due 7/7/2014. Last contacted the Borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995S-090 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 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 9/28/15. 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 Schaubly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$1,599.60. 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, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due i/a/o \$9,659.00 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 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.	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 9/30/15.
	Tropical Isle	Housing Finance Authority of Monroe County Florida	Housing Finance Authority of Monroe County Florida	HOME 1995HR-008	Monroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Lakeland Housing Authority Herbert Hernandez	Bonnet Shores	Lakeland Housing Authority	Lakeland Housing Authority; Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hernandez; Benjamin Stevenson; Richard Richardson; Bernice Evans; Eddie Hall; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$2,063.69 due 10/1/15. Interest paid on 10/22/15. Owes late fee i/a/o 98.27
	Paul Colton Villas	Lakeland Housing Authority	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 1993S-013	Orange	\$1,670,000	Second	FHDC/SA	SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees i/a/o \$5,175 plus a 5% late charge of \$258.75 due 4/30/15. Past due and reminder notices sent monthly, last sent 9/25/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-097	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter 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-085	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.
	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott, John M. Curtis	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC/SA/FHFC	SAIL - Foreclosure sale occurred 6/19/14. Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11. Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/14. Owes FHFC HC compliance monitoring fees i/a/o \$3,000, including \$1,500 due for prior years. Last contacted the borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J. Mannausa	SAIL 2000S-049	Manatee	\$1,824,680	Second	FHDC	SAIL - Owes \$58,896 plus a 5% late charge of \$2,944.80 for 2014 SAIL Interest due 8/31/15. Past due notice sent 9/25/15
Miami Beach Community Development Corp. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatrice Cuenca-Barberio; Alan Hall; Donna Gunther; Cornell Crews; Jo Asmundsson; Tamra Sheffman	HOME 1994DRHR-022	Miami-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833.33 due 10/1/15. Owes 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
Miami Beach Community Development Corp. Beatrice Cuenca-Barbero	Mendian Place (aka Sunsouth Place)	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barbero; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	DEMO 2001/08-008HL	Miami-Dade	\$1,000,000	Second	FHFC	DEMO - Owes replacement reserves for 2013 i/a/o \$5,920. Received C/O 7/13. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 i/a/o \$17,750.
	The Allen	MBCDC: The Allen LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barbero; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 6/31/13. Past due and reminder notices sent monthly, last sent 9/25/15.
	Villa Maria Apts	Miami Beach Community Development Corporation, Inc.	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barbero; 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 Carril 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; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property i/a/o \$80,852.48. Failure to submit 2003-2014 Audited Financial Statements and SAIL Cash Flow Reporting Forms. Owes \$500 SAIL Late Filing Fee for 2007-2014. Owes 2004-2015 Servicing fees i/a/o \$54,286.00 plus late charges of \$2,388.78. 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	\$96,107	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; Eddy Beard; Rose Jenkins; Elnora Mitchell; Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Owes \$15,274 plus a 5% late charge of \$763.70 for 2014 SAIL interest due 8/31/15. Past due notice sent 9/25/15. Replacement Reserve deposits are past due approximately \$15,976 through 8/31/15. 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	SMG	SAIL - Past Due for December & January monthly payments to first mortgagee, Pasco County HFA bonds serviced by Walker & Dunlop. Per email on 1/14/15 from management company they have been instructed to stop making mortgage payments for lack of funding. 2/3/15 - received copy of first lender default notice dated 1/27/15. 2/3/15 - sent Notice of Breach of Loan Covenant letter to borrower. 2/12/15 emailed 1st lender and BOND trustee for an update to the past due amounts. 4/6/15 spoke with 1st 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. Sent email to FHFC on 10/2/15 for update. At the 9/16/15 FHFC Board meeting the modification of the SAIL loan terms was approved which will allow for the development's debt to be restructured and transferred to a new owner while curing all default items. Loan Document modifications are in process.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 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 i/a/o \$128,333.15 (for period 11/08-05/13), then \$2,333.33 per month beginning 8/1/13 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; Compliance Monitoring Fees \$1,760; and Financial Monitoring Fees \$1,100 have not been paid. NOTE: 2014 Property Taxes have not been paid to date.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, 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.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees 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	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	Comments
Relliant Group Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albnght, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,250. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$615,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn is \$76,358.94
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Miami Beach Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	The HA of the City of Miami Beach; Miguel Del Campillo	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First	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 Ltd., Stenstrom Road Senior Village Associates GP., Madnd 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	\$4,045,968	Second	SMG	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on 8/31/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 9/21/15 due immediately.
Universal Truth CDC Rosé Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,973.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 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 M&M Maison II	Lakeview Rental Housing Limited Partnership M & M Maison II, Ltd.	Urban League Housing Partner, Inc.; Talmadge W. Fair; Oliver L. Gross 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. Launta Gaiter	SAIL 1991S-033 SAIL 1993HRR-004	Miami-Dade Miami-Dade	\$1,551,248 \$160,000	First Second	FHDC FHFC	SAIL - Owes 1 monthly P&I of \$2,148.02 due 10/1/15. Reminder notice sent 9/25/15. SAIL - Failure to submit 2014 AFS and SR1 (received SR1 only on 5/22/15). Owes SAIL Annual Financial Reporting Late Fee i/a/o \$500; Owes Replacement Reserves i/a/o \$3,150.00 as of 9/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 9/30/15.

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Services/ 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	MR2006/J/2006-509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	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 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

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as of 10/02/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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 HERD Community Development Corp. Keith Bowers	Hammon Park Jackson Place	HERD Community Development Corp.		CWHIP 2004-037 PLP 2005-097	Bay	\$174,625 \$366,681		Amerinational Seltzer	\$174,625 \$334,522	07/05/13 08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, 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.	1980L-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	\$276,061	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	\$110,638	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Pflonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	National Housing Development Corporation	Mangonia Residence I, Ltd.	1995L-032 1995S-028	Palm Beach	\$1,733,659 \$1,982,000	N/A	Seltzer	\$1,931,799	05/21/01
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	First	Florida Housing	\$410,573	12/29/10
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101,010	12/31/14
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas Village	Robert Hagar	Pinellas Village, Ltd.	1990L-057	Pinellas	\$334,826	N/A	Seltzer		05/29/12
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	Reliance-Magnolia Point, LLC	90S-078/90L-078	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-080	Duval	\$31,441	N/A	Seltzer Management		09/04/02
The Arlington, LP, Tony King	Arlington	The Arlington, LP	Arlington Brencor, LP	MR2004G 2004-502C	Duval	\$11,575,000	First	AmeriNational Services / AmeriNational Services / Wells Fargo		07/14/11
The Carlisle Group, Inc.	Oaks @ Omni	The Carlisle Group, Inc.	The Oaks at Omni, Ltd.	2001-025C	Lee	\$1,200,000	N/A	Seltzer Management		08/07/09

FHFC
Foreclosure Report
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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001-528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000-534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,580,000 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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Sale Completed
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc.; Boston Capital Partners, Marc S. Plonskier, David J. Canepari	94S-031	Hillsborough	\$2,600,000	Second		\$2,285,614	10/17/2011
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable H	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	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

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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 Estate	99-060S	Lee	\$1,577,728	Second		\$827,728	10/25/2013

**FHFC
Other Writeoff Report
as of 10/02/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ 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., Femanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	First		\$97,177	12/31/2010
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000			\$151,502	12/30/2002
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota		Nonconforming	Sarasota	\$290,000			\$260,000	01/10/13
John D. Carver, Jr.	Pinewood Villas	John D. Carver, Jr.	Pinewood Villas, Ltd.	1990L-021	Levy	\$22,496	N/A	Rural Development		01/09/03
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-081	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
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, Wilbert 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

FHFC
Other Writeoff Report
as of 10/02/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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	08/26/08

COMPOSITE EXHIBIT S

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 <jdelsol886@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 <jdelsol886@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 <jdelsol886@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

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 <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!

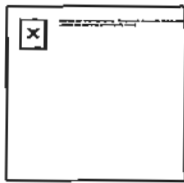
LIZ WONG

PLEASE NOTE MY NEW CONTACT INFO

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

Office: [\(305\) 357.4725](tel:(305)357.4725) | Fax: [\(305\) 476.1557](tel:(305)476.1557)

[E-Mail](#) | [V-Card](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)



**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Affordable Realty and Housing Corp T.J. Fulkerson	Norbourne Estates I	Affordable Realty and Housing Corp	T.J. Fulkerson	HC 1990-048	Hernando	N/A	N/A	FHFC	HC - Owes FHFC HC (RD) compliance monitoring fees <i>in</i> \$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 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 July, August and September Tax and Insurance payment totaling \$2,759.12 and June, July, August and September Replacement Reserve Escrow totaling \$1,700.00. Past due for the 2014 SAIL servicing fee in the amount of \$6,480.90 which were due 3/15/15. 4/3/15 - E-mail sent requesting status update. Several attempts to collect past due payments have been made with no response. Sent email to get update to past due items 5/14/15. Per email from developer the property has 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 6/27/15 to request permission to transfer funds. Per Karla Brown at FHFC they are discussing this internally to try to approve the fund transfer.
AMR at Pensacola Jim Reeves	Belmont Duplexes	A.M.R. Pensacola	A.M.R. Pensacola	SAIL 1996S-004	Escambia	\$326,500	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	DeSoto	\$350,000	Second	FHFC/SA	PLP - Loan matured on 9/12/11. Borrower sent email stating they are unable to payoff loan on 1/7/13. Demand letter sent monthly, last sent 9/30/15. Amount drawn <i>in</i> \$325,117.63.
Atlantic Housing Partners LLLP Jay Brock	Covington Club	Atlantic Housing Partners, LLLP	Covington Club Group Managers LLC; Atlantic Housing Partners; Jay Brock; Paul Missigman; Tricia Doody	HOME RFP 2009-03	Seminole	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$1,825.43 due 10/1/15.
	Hammock Harbor	Atlantic Housing Partners, LLLP	Hammock Harbor, LLLP; Atlantic Housing Partners LLLP; Hammock Harbor I Managers LLC; Jay Brock	HOME RFP 2009-03	Brevard	\$115,900	Second	FHFC	HOME (ARRA) - Owes interest and late fee totaling \$1,825.43 due 10/1/15.

Florida Housing Finance Corporation
Past Due Report - as of 10/02/2016

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	Comments
Atlantic Housing Partners LLLP Tricia Doody	Fountains on Falkenberg	Atlantic 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. Clemo; Joseph F. Chapman, IV; Jeannette B. Chapman; Laretta J. Pippin; Robert F. Henry, III; Ronnie H. Adams; Irma Burden; Davina Gordon; Thomas K. Bowers	HOME 1992HR-022	Seminole	\$1,050,000	Second	FHDC	HOME - Owes 1 monthly P&I payment of \$4,210.91 due 10/1/15. Reminder notice sent 9/25/15.
Beneficial Communities LLC Donald Paxton	Pine Berry Senior Apts	Beneficial Communities LLC	Beneficial Communities LLC; Pine Berry Senior, LP; Beneficial Pine Berry, LLC; Donald Paxton	HOME RFP 2009-03	Pinellas	\$115,900	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$1,825.43 due 10/1/15.
Blue Water Workforce Housing, LLC Tom Capp	Blue Water Workforce Housing	Blue Water Workforce Housing, LLC	Gorman & Company, Inc.; Gary J. Gorman; Joyce S. Wuelrich; Patrick Patrelio	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	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-021	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
	Keys III	Brannon Group, L. C. & Co., The	D. Reid Brannon; Ivan I. Brannon	SAIL 1993-HRR-022	Miami-Dade	\$1,481,200	Second	FHDC/SA	SAIL - Loan matured 1/31/15. Borrower's request for one year extension approved at 1/30/15 Board meeting and document modification in progress.
Carlisle Development Group Elizabeth Wong	Palafox Landing	Carlisle Development Group	Palafox Landing Ltd.; Carlisle 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.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

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 Lloyd Boggio	Charlotte Crossing	Carlisle 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 Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-309HR	Santa Rosa	\$4,760,000 \$4,700,000	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The 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.
	Magnolia Crossings	Bell Ridge II, Ltd.	TCG Bell Ridge II, LLC Carlisle Development Group Lloyd J. Boggio	BOND 2006 Series K RRLP 2005-305HR	Santa Rosa	\$4,760,000 \$4,700,001	First Second	ACS	BOND/RRLP - 1) A CNA was prepared for the property in 8/2014. The assessment recommends an increase of \$629.79 per unit (\$2,519.16/mo.) from \$255.50 per unit (\$1,022/mo.). The borrower did not respond to 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. Mirrors Bell Ridge II. BAML requesting PNA October 2015. Emailed BAML for status update 7/1/15 & 10/2/15.
CEDO Housing Development Corp. Al Gunn	Triple Oaks II a/k/a Omega Villas	Omega Villas Apts., a division of CEDO Housing Dev. Corp.	CEDO Housing Development Corporation; James Palmer; Inez Holt; Robert Green; Willie Major Jackson; Jerome Showers; Marilyn Anderson	SAIL 2000S-107	Gadsden	\$2,490,000	Second	FHFC	SAIL - Owes 2008 SAIL interest i/a/o \$80,688 due 12/31/09, owes 2011 SAIL interest i/a/o \$31,004.95 due 12/31/12, owes 2013 SAIL interest i/a/o \$28,876, owes 2014 SAIL interest i/a/o \$28,437. Owes late fee for 2014 SAIL interest i/a/o \$1,421.85. Borrower remains past due for reserves 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.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

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 Krissman; Richard Ulrich; Howard Hedley; Jack O'Neill; Domingo Vallardes; Cindy Bishop; Michael Martin; Mark Padgett	DEMO 2001/07-001DD	Multiple locations: Sarasota; Highlands; Manatee	\$1,020,080	Second	FHFC	DEMO - Owes replacement reserves i/a/o \$18,800.00 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	\$268,200	Second	FHFC	SAIL - Owes replacement reserves in the amount of \$12,585.80 as of 12/31/14.
Community Housing Initiative Trust, Inc. Nicole Tenpenny Brenda Weed	Willow Brook Village	Community Housing Initiative Trust, Inc.	Community Housing Initiative Trust, Inc.	SAIL 1995S-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 \$4,966.01 each due 6/30/15-7/31/15 & 2 monthly escrow payments of \$2,744.84 each due 8/31/15-9/30/15. Total amount due is \$20,491.43. Past due notices sent 9/25/15.
	Vista Del Lago	Vista Del Lago, Limited Partnership	Vista Del Lago Development Corp.; Joseph F. Crossen; Lyle Howland	SAIL 1995S-011 HC 1996L-007	Palm Beach	\$800,000 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 \$867 each, for a total due of \$6,020.
Creative Choice Homes, Inc. Dilip Barot - Coral Gardens Yashpal Kakkar - Vista Palms, Preserve at Oslo, Caribbean West & Gardens Apartments, Douglass Square, Mystic Woods I	Coral Gardens	Creative Choice Homes	Creative Choice Homes XXVI, Ltd.; Creative Choice Homes XXVI, Inc.; Creative Choice Homes, Inc.; Dilip Barot	SAIL 1993HRR-010	Dade	\$1,330,000	Second	SMG/SA	SAIL - Loan Matured 12/1/14; borrower requested one year extension but had to clear unresolved past due items before it may be presented to the Board. Demand letter sent monthly, last sent 9/30/15. Borrower's 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	SML #27	Lee	\$491,274	Second	FHFC	SML - Owes partial September 2015 payment i/a/o \$1,350.47.
	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.
	Douglass Square	Creative Choice IV Limited LLC	DSQ Manager, LLC; NB 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.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

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 - 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 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	\$800,000 N/A	Third N/A	FHDC/FHFC	SAIL - Owes 4 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 w/a \$6,750. Last contacted the Borrower on 2/2/2015.
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	PLP - Loan matured 12/18/11. Amount drawn w/a \$184,561. Borrower's request for short sale approved at the 1/30/15 Board meeting.
Enterprise Housing Partners Jeffrey R. Connolly	Richmond Pine	Enterprise Community Investment Inc.	Richmond Pine Limited Partnership, Enterprise Housing Partners 1992 Limited Partnership, Florida Housing Tax Credit Fund, Ltd., FSGP/Richmond Pine, LLC	SAIL 1993HRR-003	Miami-Dade	\$2,800,000	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	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHDC	FDIC - Owes FHFC Administration Fees w/a \$25,369.98, including \$12,834.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease 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 w/a \$36,447.12. Demand letter sent monthly, last sent 9/30/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$750,000	First	FHFC/SA	PLP - Loan matured on 8/19/14. 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.	HOME 1996HR-015	Orange	\$964,419	Second	ACS	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14, 12/28/14 & 10/2/15.
Hands for Homes, Inc Billy G. Jenkins	Crawford Street	Hands for Homes, Inc.	Billy G Jenkins; Carolyn A. Jenkins; Steve Bauer	HOME 1995HR-002	Osceola	\$503,861	First	FHDC/SA	HOME - Loan matured 2/28/11. Demand letter sent monthly, last sent 9/30/15.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Services/ Trustee	Comments
Harris Group, Inc. Cathy Harris	Liberty Center I	Liberty Center, Ltd.	Harris Group, Inc.; Cathy Harris	SAIL 1989S-046	Duval	\$719,899	First	FHDC	SAIL - Owes 1 monthly P&I payment <i>via</i> 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>via</i> o \$4,132.17 due 10/1/15. Reminder notice sent 9/25/15.
	Liberty Center III	Liberty Center for the Homeless, Inc.	Cathy Harris; Larry Tipping; Diane Chambliss	SAIL 1997S-018	Duval	\$1,800,000	First	FHDC	SAIL - Owes 1 monthly principal payment <i>via</i> 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 <i>via</i> o \$450 due 5/11/2015, including a past due amount of \$225 due 7/7/2014. Last contacted the borrower on 3/25/15.
	Royal Palm Lakes	Royal Palm Lakes, Ltd.	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995S-030 HC 1998L-010	Palm Beach	\$389,945 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 9/28/15. Per email received 10/2/15 the checks were mailed 10/1/15 but as of 10/2/15 we have not received them.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHDC	FDIC - Past due service fees <i>via</i> o \$1,569.60. 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, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000S-067	Alachua	\$1,025,000	Second	SMG	SAIL - Past Due <i>via</i> o \$8,659.00 for 2007 SAIL interest due 8/31/08. Late charge <i>via</i> o \$432.95 on 9/5/08 due immediately. Sent e-mail to borrower 10/20/08 to question status. Past due for 2011 SAIL interest <i>via</i> o \$3,867.00 due by 8/31/12 in addition to the late payment charge <i>via</i> o \$194.35 due immediately. Sent email for update on past due items 5/14/15, 8/24/15 and 10/2/15.
Key West Housing Authority J. Manuel Castillo	EastWind	Marathon Housing Associates, Ltd.	Monroe County Housing Corporation, Inc.; Monroe County Housing Authority; Norman Parker; Dennis J. Wardlow; James R. Dean; Harry L. Bethel; Betty Rondaau	HOME 1995HR-009	Monroe	\$4,214,629	Third	FHDC/SA	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	Monroe	\$1,119,107	Second	FHDC/SA	HOME - Loan matured 3/21/11. Demand letter sent monthly, last sent 9/30/15.

**Florida Housing Finance Corporation
Past Due Report - as of 10/02/2015**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Comments
Lakeland Housing Authority Herbert Hernandez	Bonnet Shores	Lakeland Housing Authority	Lakeland Housing Authority; Bonnet Shores LLLP; West Lake Management LLC; Bonnet Shores GP, Inc.; Herbert Hernandez; Benjamin Stevenson; Richard Richardson; Bernice Evans; Eddie Hall; Michael Pimentel	HOME RFP 2009-03	Polk	\$131,028	Second	FHFC	HOME (ARRA) - Owes Interest and late fee totaling \$2,063.69 due 10/1/15. Interest paid on 10/22/15. Owes late fee i/a/o 98.27
	Paul Colton Villas	Lakeland Housing Authority	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 1993S-013	Orange	\$1,670,000	Second	FHDC/SA	SAIL - Loan matured 6/28/15. Demand letter sent monthly, last sent 9/30/15. Owes 2014 SAIL Servicer fees i/a/o \$5,175 plus a 5% late charge of \$258.75 due 4/30/15. Past due and reminder notices sent monthly, last sent 9/25/15.
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Marie Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	PLP - Loan matured 5/4/10. Amount drawn is \$218,526. Demand letter sent monthly, last sent 9/30/15.
Maint - Co Services, LLC Gail Curtis	Ny 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.
	Sleepchase I	Sleepchase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott, John M. Curtis	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC/SA/FHFC	SAIL - Foreclosure sale occurred 6/19/14. Owes \$4,800 plus a 5% late charge of \$240 for 2010 SAIL Servicer fees due 4/30/11. Owes \$4,800 plus a 5% late charge of \$240 for 2011 SAIL Servicer fees due 4/30/12. Owes \$4,800 plus a 5% late charge of \$240 for 2012 SAIL Servicer fees due 4/30/13. Owes \$4,800 plus a 5% late charge of \$240 for 2013 SAIL Servicer fees due 4/30/14. Owes FHFC HC compliance monitoring fees i/a/o \$3,000, including \$1,500 due for prior years. Last contacted the Borrower on 1/9/2014. Property was foreclosed on and the loan written off in 2014.
Mannausa Development Company Angela Perano	Centre Court	Centre Court on 53rd, Ltd.	Centre Court on 53rd, Inc.; Thomas J. Mannausa	SAIL 2000S-049	Manatee	\$1,824,880	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. Beatrice Cuenca-Barberio	Madison Apartments	MBCDC: The Madison, LLC	Miami Beach Community Development Corp., Inc.; Beatriz Cuenca-Barberio; Alan Hall; Donna Gunther; Cornell Crews; Jo Asmundsson; Tamra Sheffman	HOME 1994DRHR-022	Miami-Dade	\$50,000	First	FHDC	HOME - Owes 1 monthly principal payment of \$833.33 due 10/1/15. Owes 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
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	DEMO 2001/08-006HL	Miami-Dade	\$1,000,000	Second	FHFC	DEMO - Owes replacement reserves for 2013 <i>via</i> \$5,920. Received C/O 7/13. Monthly deposits of \$1,480 should have been deposited into the replacement reserve account beginning 8/2013. Borrower has indicated they will begin making deposits once "the project is in full operation". Owes replacement reserves for 2014 <i>via</i> \$17,750.
	The Alien	MBCDC: The Alien LLC	Miami Beach Community Development Corporation, Inc.; Beatriz Cuenca-Barberio; Jack Johnson; Alan Hall; Eileen Reilly; Denis Russ	EHCL 2008E-002	Miami-Dade	\$750,000	Third	FHDC	EHCL - Owes \$10,584 plus a 5% late charge of \$529.20 for the annual EHCL sinking fund due 8/31/13. Past due and reminder notices sent monthly, last sent 9/25/15.
	Villa Mana 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>via</i> \$45,900 as of 12/31/14.
Mt. Carmel Gardens, Inc. Helen Werking, President	Mt. Carmel Gardens	Mt. Carmel Gardens, Inc.	Mt. Carmel Gardens, Inc.	HOME 1997HR-014 EHCL 1997E-002 EHCL 2006E-003	Duval	HOME \$1,637,763 EHCL \$197,199 EHCL \$479,761	Second Third Fourth	ACS/SA	EHCL - Third Mortgage (EHCL) matured 8/23/15.
NDAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	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 \$1,789.80 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; Tonjil Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 1998S-049	Gadsden	\$1,430,000	First	FHFC	SAIL - On 11/25/09, FHFC paid 2001 real estate tax lien on property <i>via</i> \$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>via</i> \$54,286.00 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>via</i> \$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; Eddy Beard; Rose Jenkins; Elnora Mitchell, Anna Thomas	SAIL 2002CS-159 HC 2002CS-159	Marion	\$1,000,000 N/A	Second N/A	FHDC	SAIL - Owes \$15,274 plus a 5% late charge of \$763.70 for 2014 SAIL interest due 8/31/15. Past due notice sent 9/25/15. Replacement Reserve deposits are past due approximately \$15,976 through 6/31/15. T&I escrow deposits are past due approximately \$23,485 through 8/31/15. Statements received through 8/31/15.
Park Richey Development, Inc. Thomas Thompkins	Park Richey aka Regency Palms	Park Richey Development, Inc.	Park Richey Apartments LTD., Park Richey Apartments Inc., A. Wayne Rich, Hudson Housing Tax Credit Fund (V, LP., Hudson SLP, LLC,	SAIL 1999S-079	Pasco	\$2,000,000	Second	SMG	SAIL - Past Due for December & January monthly payments to first mortgagee, Pasco County HFA bonds serviced by Walker & Dunlop. Per 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 12/7/15. 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 foreclosure proceedings. Funds were sent to Fannie Mae. 1st lender initiated foreclosure proceedings Notice of Lis Pendens and Complaint filed 4/6/15. Sent email to FHFC on 10/2/15 for update. At the 9/16/15 FHFC Board meeting the modification of the SAIL loan terms was approved which will allow for the development's debt to be restructured and transferred to a new owner while curing all default items. Loan Document modifications are in process.
Pines Apartments of Palm Bay, LLC Jeffery W Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHDC	FDIC - Past due servicer fees w/o \$18,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.
Ravenwood Apartments, LLC Thomas Stanley	Ravenwood Apartments	Ravenwood Apartments, LLC	Thomas Stanley	SAIL 1998S-001	Duval	\$2,500,000	First	ACS/SA	SAIL - Loan Matured 3/4/14. Foreclosure filed with Duval County on 3/31/15. Borrower has not established T&I Escrow. A lump sum was requested for RR w/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 w/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 w/o \$75,000 as well as a 5% late charge of \$3,750. 2013 SAIL Interest is past due w/o \$75,000 a late charge of \$3,750 is now due. In addition, 2014 Loan Servicing Fees \$6,250; Compliance Monitoring Fees \$1,750; 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	FHDC	FDIC - Past due servicer fees w/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees w/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the borrower on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHDC	FDIC - Past due servicer fees w/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	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Service/ Trustee	Comments
Reliant Group Hans Juhle	Woodbury aka Eden Pointe	Eden Pointe LLC	Caskie Collet, Justin Albnght, Hans Juhle	HC 1994L-092	Manatee	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$8,250. Last contacted the Borrower on 2/2/15.
Ridge Winter Haven Ltd. Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.	Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$815,452	Second	FHFC/SA	PLP - Loan matured on 3/11/14. Demand letter sent monthly, last sent 9/30/15. Amount drawn is \$76,358.94.
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove	St. Thomas Properties, LLC	Daniel Gessner	HC 1992L-058	Hillsborough	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$6,750. Last contacted the Borrower on 2/2/2015.
The HA of the City of Miami Beach Miguel Del Campillo	Steven E. Chaykin Apartments	The HA of the City of Miami Beach	The HA of the City of Miami Beach; Miguel Del Campillo	HOME RFP 2006-02-03	Miami-Dade	\$2,762,100	First	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 Heiler	Chatham Pointe Senior Apartment Homes aka Stenstrom Road Senior Village	Stenstrom Road Senior Village Associates Ltd.	Stenstrom Road Senior Village Associates Ltd., Stenstrom Road Senior Village Associates GP., Madrid Avenue LLC, Affordable Housing Solutions For Florida Inc., NRP Contractors LLC, AHSF LLC, NRP Stenstrom LLC, Judd K. Roh individually	RFP 2009- 03/2009026CT/2D10- 004CT	Hardee	\$4,045,368	Second	SMG	TCAP - Failure to pay interest invoice in the amount of \$4,045.37 due on 8/31/15. Also past due for the 5% late payment fee in the amount of \$202.27 billed on 8/21/15 due immediately.
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 2000-016	Miami-Dade	\$209,173	Second	FHFC/SA	PLP - Loan matured 5/31/08. Amount drawn \$42,873.73. 1 of 5 parcels securing loan was sold at foreclosure sale on 9/6/11. COT received on 9/12/11. 12/31/11, Partial Charge-Off i/a/o \$5,587.44 (parcel value). 9/30/14 Partial charge off i/a/o \$8,604.04. Outstanding UPB is \$28,782.25
Urban League of Greater Miami T. Willard Fair	Lakeview Apartments	Lakeview Rental Housing Limited Partnership	Urban League Housing Partner, Inc; Talmadge W. Fair; Oliver L. Gross	SAIL 1991S-033	Miami-Dade	\$1,551,248	First	FHDC	SAIL - Owes 1 monthly P&I of \$2,148.02 due 10/1/15. Reminder notice sent 9/25/15.
	M&M Maison II	M & M Maison II, Ltd.	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. Launila Galler	SAIL 1993HRR-004	Miami-Dade	\$160,000	Second	FHFC	SAIL - Failure to submit 2014 AFS and SR1 (received SR1 only on 5/22/15). Owes SAIL Annual Financial Reporting Late Fee i/a/o \$500; Owes Replacement Reserves i/a/o \$3,150.00 as of 9/30/15.
Westside Ministries, Inc. Willie Jackson	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnia Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	PLP - Loan matured 7/23/12. Amount drawn is \$159,055.75. Demand letter sent monthly, last sent 9/30/15.

**FHFC
Foreclosure Report
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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Service/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
American Opportunity for Housing, Inc.	The Regents	American Opportunity for Housing, Inc.	AOH-Regent Limited Partnership	MR2006J/2006-509C	Duval	\$14,630,000	First	ACS (reassigned from FHDC)		05/17/11
BECO Properties Inc. Robert Betterman	President's Walk	BECO Properties Inc.		MR1983B	Palm Beach	\$2,550,000	First	First Housing		1994
Benchmark Maggie Shotwell	Walker Avenue	Benchmark	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	MR2000L1&2 \$8,945,000 GUAR \$8,634,000 2000-533C	Indian River	\$8,945,000	First	First Housing/ BONY		12/01/09
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	\$52,010	06/26/12
C. J. Communities, Inc. Charles Erdman	Turtle Creek	C. J. Communities, Inc.	Turtle Creek, Ltd., J.C. Housing, Inc.	MR1996C1&2 \$13,500,000 GUAR \$12,995,000 1997L-507	Collier	\$13,500,000	First	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		05/31/86
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

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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 /	\$832,350	06/06/08
First Florida Equities, Inc.	Laurel Oaks	First Florida Equities, Inc.	Lancelot/Nottingham Apartments, Ltd.	1990L-032	Duval	\$67,029	N/A	First Housing		11/23/09
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Flournoy Development Company	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	1990L-035 1995L-054	Saint Lucie	\$509,255 \$501,410	N/A	First Housing		11/29/10
Flournoy Development Company Randall Jones	Tree Trail Apts	Flournoy Development Company	Tree Trail Apartments, LP	1991L-047	Alachua	\$418,003	N/A	Seltzer		12/11/12
Greater 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 HERD Community Development Corp. Keith Bowers	Hammon Park Jackson Place	HERD Community Development Corp.		CWHIP 2004-037 PLP 2005-097	Bay	\$174,625 \$366,681		Amerinational Seltzer	\$174,625 \$334,522	07/05/13 08/20/14
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Heritage Affordable Development, Inc.	Gifford Groves Ltd.	1993L-093	Indian River	\$544,517	N/A	First Housing		07/27/11
Heritage Affordable Development, Inc. Paul C. Steinfurth	Spring Glade	Heritage Affordable Development, Inc.	Spring Glade Affordable Housing, Ltd.	1994L-147	Hillsborough	\$95,496	N/A	First Housing		10/19/09
Home America, Inc. Vincent Bekiempis	Regent	Home America, Inc.		MR1985F	Hillsborough	\$2,755,000	First	First Housing		03/25/91

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	Original \$500,000 Disbursed \$480,234.30	Second	Florida Housing / Nabors	\$480,234	05/20/09
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455 opb \$296,809	First	FHFC	\$200,185	12/16/10
JE Robert Companies Roger Beless	Westview Terrace	JE Robert Companies		GN1985ONE	Miami-Dade		First	First Housing		02/22/96
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Jesse Jones and Associates	Avalon Apartments, Ltd.	1993L-016	Lee	\$21,806	N/A	First Housing		09/23/08
John D. Carver, Jr.	Hawthorne Villas	John D. Carver, Jr.	Hawthorne Villas, Ltd.	1990L-022	Alachua	\$45,292	N/A	Rural Development		01/03/00
John D. Carver, Jr.	Inglis Villas	John D. Carver, Jr.	Inglis Villas, Ltd.	1990L-020	Levy	\$45,323	N/A	Rural Development		10/04/02
Ocala Leased Housing Corp., Inc. John M. Curtis/	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	John M. Curtis/Ocala Leased Housing Corp., Inc.	2003-531C	Marion	n.a.	N/A			11/26/11
Kashi Church Foundation, Inc.	By The River	Kashi Church Foundation, Inc.	By the River, Inc.	HOME RFP 2006-02-04SNP 2007-002FHSH	Indian River	HOME \$2,959,216 SHADP \$1,840,763.76	First	AmeriNational	HOME \$2,959,216 SHADP \$1,037,893	10/24/2013 12/19/13
Las Villas at Kennilworth	Las Villas at Kennilworth			CWHIP/RFP 2006-05	Highlands	\$847,143	Second	Seltzer	\$278,061	12/08/11
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Leland Enterprises, Inc.	Affordable/Silver Pines, Ltd.	94S-007/ 94L-162/95L-008	Orange	\$2,420,000	Second	Seltzer	\$2,420,000	10/28/11
Madrid, Inc	Westport Commons	Madrid, Inc.	Westport Commons Apartments, LLC	1990L-026	Hillsborough	\$110,636	N/A	First Housing		11/23/09
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Steeplechase Apartments, Ltd.	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	SAIL \$1,800,000 HC N/A	Second N/A		\$1,800,000	\$41,809.00
Marc Plonskier	Harris Music Lofts	Gatehouse Group		1993L-021	Palm Beach	na	N/A	First Housing		09/08/14
MAS Apartment Corp. Richard J. Whaley	Belle Creste	MAS Apartment Corp.	Belle Creste, LP	1992L-087	Orange	\$1,033,905	N/A	Seltzer Management		04/16/03
MMA Financial	Kimber's Cove aka Saddle Creek	MMA Financial	Kimber's Cove, L.P.	2007-506C	Duval	n.a.	N/A	First Housing		08/04/10

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Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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	Noah Development Corporation	Noah Development Corporation; Edna McClelland; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	\$1,101,010	12/31/14
Paragon Group Fred Rath	Fifth Season Phase II	Paragon Group	Fifth Season II Associates Ltd.	MR1985G	Pinellas	\$8,445,000	First	First Housing		05/1993
Picerne	Silver Ridge	Picerne	Silver Ridge, Ltd.	1994L-145	Orange	na	N/A	Seltzer		11/18/11
Pinellas Village, Inc.	Pinellas 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-076	Duval	\$1,220,130 \$201,963	Second	First Housing	\$468,729	06/06/08
Renaissance Housing V, LLC	River Run	Renaissance Housing V, LLC	River Run Apts, LLC	MR2001C	Clay	\$12,880,000	First	Seltzer		01/03/05
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	Retirement Facility at Palm-Aire		MR1989S	Broward	\$28,000,000	First	First Housing		1993
Sam Hardee	Citrus Meadows	Sam Hardee	Citrus Meadows Apts., Ltd.	GN89Q-MMRB 89S-501 / 91-501C	Manatee	\$5,333,000 (Bonds) \$2,116,567 (SAIL)	Second	First Housing	\$2,116,567	07/07/11
Stanley Vandroff	Southwood	Stanley Vandroff		1990L-090	Duval	\$31,441	N/A	Seltzer Management		09/04/02
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/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer/ Credit Underwriter / Trustee	Principal Amount Charged Off	Foreclosure Completed / Loan Charged Off
The Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	The Carlisle Group, Inc.	TCG Sherwood Lake, Ltd.	2001-021S/2001-528C	Hillsborough	\$950,000	Second	First Housing		08/10/09
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	Approx. \$1,638,498	Second	FHFC	\$14,191	09/23/11
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Development Corporation	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	MR1999L1&2 \$13,460,000 GUAR \$13,000,000 2000-510C	Sarasota	\$13,460,000	First	AmeriNational/ BONY		11/09/09
We Help CDC	Abidjan Estates	We Help CDC	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$488,820	Fourth	FHFC/SA	\$374,115	05/01/15
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	White Oak Real Estate Development	Brandon Creek Apartments, Ltd.	MR2000 P/2000-534C	Hillsborough	\$15,800,000 \$808,937	First	First Housing/ BONY		01/21/09
Whitemark, Inc. Larry White	Woodbridge-Orlando	Whitemark, Inc.		MR1985JJ	Orange	\$6,000,000	First	First Housing		06/25/91
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development	Worthwhile Development III Ltd.	MR2001E1&2 / 2001-518C	Collier	\$19,710,000	First	First Housing / BONY		02/22/11
Worthwhile Development Bryan Townsend	Nelson Park	Worthwhile Development	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	MR2000A1&2 \$16,055,000 GUAR \$15,445,000 2001-522C	Lake	\$16,055,000	First	First Housing/ First Housing / BONY		02/15/11
Worthwhile Development Bryan Townsend	Sarah's Place	Worthwhile Development	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	MR1997L \$12,560,000 GUAR \$12,150,000 1999-502C	Lake	\$12,560,000	First	Seltzer Management/ BONY		06/23/10
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/Principal	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. Caneparì	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	2006-093S	Orange	\$1,950,000	Second		\$1,401,841	10/17/2011
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	96-001S		\$1,880,900	Second		\$1,810,982	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 10/02/2015

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Services/ 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 Estate	99-0605	Lee	\$1,577,726	Second		\$827,726	10/25/2013

**FHFC
Other Writeoff Report
as of 10/02/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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-08-02-11-08		\$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
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, Wilbert 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

**FHFC
Other Writeoff Report
as of 10/02/2015**

Developer (Contact)	Property Name	Developer	Affiliate/Financial Beneficiary/Principal	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



December 19, 2013

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

RE: New Contact

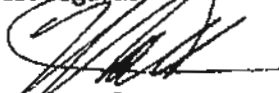
Dear Steve:

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.

Best regards



Matthew Greer

Attachment

Cc: Kevin Tatreau
Laura Cox
Ken Reecy
Brian McDonough



CARLISLE

DEVELOPMENT

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

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



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

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

EXHIBIT T



ST. ELIZABETH GARDENS
Broward County

REQUEST FOR
APPLICATIONS 2015-111

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

COPY

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

December 4, 2015

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 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.

Sincerely,


for Sara Warren

Sr. Account Executive
Miami Multifamily Program Center

*HUD's mission is to increase homeownership, support community
development and increase access to affordable housing free from discrimination.*

www.hud.gov

espanol.hud.gov

COMPOSITE EXHIBIT U



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

Project Name: **Haley Sofge Preservation Phase One**

Applicant: Haley Sofge Preservation Phase One, LLC

Developer: Haley Sofge Phase One Developer, LLC

Contact Person: Alberto Milo, Jr.

Title: Vice President

Phone: 305.460.9900

Email: amilo@relatedgroup.com

Copy 1

SUBMITTED TO:

Ken Reecy

Director of Multifamily Programs

Florida Housing Finance Corporation

227 N. Bronough Street, Suite 5000

Tallahassee, FL 32301

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:

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

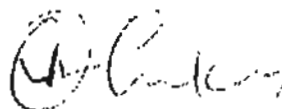
The proposed Development Haley Sofge Preservation Phase One submitted by Haley Sofge Preservation Phase One, LLC will include 240 of the 475 unit Haley Sofge Towers public housing development. All 240 ACC units for the proposed Development are located at 800 NW

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Uche Ofuku". The signature is written in a cursive style with a large initial "U".

Uche Ofuku
Director
Office of Public Housing



2016-297C

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

Project Name: Three Round Tower A

**Applicant: Three Round Tower A, LLC
Developer: Three Round Tower A Developer, LLC**

**Contact Person: Alberto Milo, Jr.
Title: Vice President
Phone: 305.460.9900
Email: amilo@relatedgroup.com**

Copy 3

SUBMITTED TO:

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

315 S. Biscayne Blvd., Miami, Florida 33131

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: Three Round Towers Public Housing Development

Dear Mr. Liu:

This letter is being issued in connection with the application to be submitted by Three Round Tower A, LLC, on behalf of Miami-Dade County, in the Request for Applications 2015-111 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Three Round Towers public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the development:

- i. The name of the development is Three Round Towers
- ii. The address of the development is 2870 NW 18 Avenue; 2920 NW 18 Avenue; 2940 NW 18 Avenue, Miami, Florida
- iii. The Three Round Towers development was built in 1974.
- iv. A total of 391 units **currently** receive Operating Subsidy under an Annual Contributions Contract (ACC)
- v. A total of 391 units will receive rental assistance in the form of operating subsidy from the United States Department of Housing and Urban Development ("HUD") pursuant to a Consolidated Annual Contributions Contract between the Housing Authority and the United States of America acting through the Secretary of HUD ("ACC"). Should the proposed development be funded, it will be subject to a Subsidy Layering Review to be conducted by HUD.
- vi. The HUD program currently associated with the existing development is the Federal Public and Indian Housing Program for the provision of decent, safe, and sanitary housing to eligible families.
- vii. The Three Round Towers development has not received financing from HUD after 1995 where the rehabilitation budget was at least \$10,000 per unit in any year.

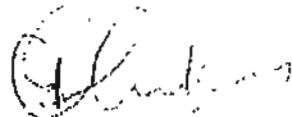
The proposed Development Three Round Tower A submitted by Three Round Tower A, LLC will include 128 of the 391 unit Three Round Towers public housing development. All 128 ACC units for the proposed Development are located at 2870 NW 18 Avenue, Miami, Florida.

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

All 128 units are currently receiving and will continue to receive operating subsidy under an ACC.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Uche Oluku".

Uche Oluku
Director
Office of Public Housing



2016-299C

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

Project Name: **Smathers Preservation Phase One**

Applicant: Smathers Preservation Phase One, LLC

Developer: Smathers Phase One Developer, LLC

Contact Person: Alberto Milo, Jr.

Title: Vice President

Phone: 305.460.9900

Email: amilo@relatedgroup.com

Copy 2

SUBMITTED TO:

Ken Reecy

Director of Multifamily Programs

Florida Housing Finance Corporation

227 N. Bronough Street, Suite 5000

Tallahassee, FL 32301

315 S. Biscayne Blvd., Miami, Florida 33131

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: Smathers Plaza Public Housing Development

Dear Mr. Liu:

This letter is being issued in connection with the application to be submitted by Smathers Preservation Phase One, LLC, on behalf of Miami-Dade County, in the Request for Applications 2015-111 (RFA) for the Preservation of Existing Affordable Housing Developments issued by Florida Housing Finance Corporation, to fund the rehabilitation of the Smathers Plaza public housing development in Miami-Dade County, Florida. This letter will confirm the following information regarding the development:

- i. The name of the development is Smathers Plaza
- ii. The address of the development is 935 SW 30 Avenue and 2970 SW 9 Street, Miami, Florida
- iii. The Smathers Plaza development was built in 1967.
- iv. A total of 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.

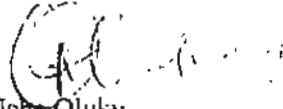
The proposed Development Smathers Preservation Phase One submitted by Smathers Preservation Phase One, LLC will include 100 of the 182 unit Smathers Plaza public housing development. All 100 ACC units for the proposed Development are located at 935 SW 30

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

Attachment

7



United States Department of Agriculture

RECEIVED MAY 11 2015

May 5, 2015

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

RE: St. Johns River Apartments

Dear Mr. Flynn:

It is our understanding that SJRAR LTD intends to acquire the development known as St. Johns River Apartments and rehabilitate the property using the Low Income Housing Tax Credit program administered by Florida Housing Finance Corporation.

This letter is to confirm the following:

- (i) Development Name: St. Johns River Apartments
- (ii) Address of Development: 3421 St. Johns Avenue
Palatka, FL 32077
- (iii) Year Built: 1980/1981
- (iv) Number of units that currently receive PBRA: 45
- (v) Number of units that will receive PBRA: 46
- (vi) RD financing currently associated with development: 515 Funds
- (vii) Type of USDA RD rental assistance: PBRA - Form RD 3560-27
- (viii) USDA RD financing programs that **will be** associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.
- (ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.
- (x) 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

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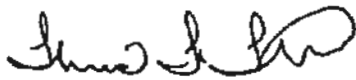
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-6410, by fax (202) 690-7442 or email at program.intake@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,

for 
R. C. QUAINTON, II
Area Director IV

Agreed and Accepted by:



Thomas F. Flynn
Manager of General Partner, SJRAR LLC

5/8/15

Date

**Woodcliff Apartments
Clermont, Florida**



Preservation RFA #2015-111

December 4, 2015

Developer/Contact:

Flynn Development Corporation

Thomas F. Flynn

(727) 754-8422

Copy (3) for FHFC

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:

- (i) Development Name: Woodcliff Apartments
- (ii) Address of Development: 1000 Disston Avenue
Clermont, NJ, 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 Funds
- (vii) Type of USDA RD rental assistance: PBRA - Form RD 3560-27

(viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.

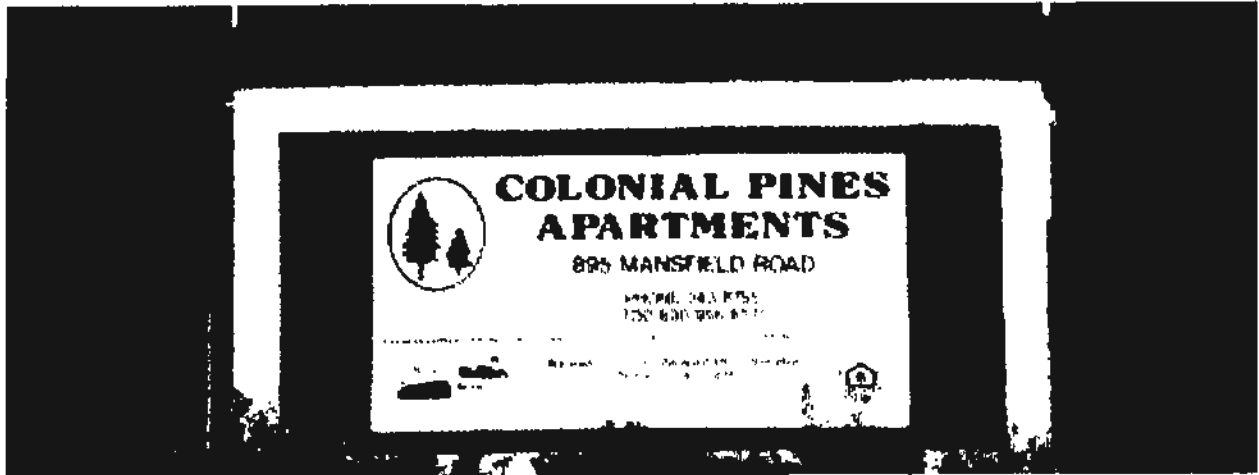
(ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

(x) Loan Balance: \$ 879,122

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**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

7

RECEIVED MAY 20 2015



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) Development Name: Colonial Pines Apartments
- (ii) Address of Development: 895 Mansfield Road
Tavares, FL 32778
- (iii) Year Built: 1983/84
- (iv) Number of units that currently receive PBRA: 30
- (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 rental assistance: PBRA - Form RD 3560-27
- (viii) USDA RD financing programs that will be associated with the proposed development are 515 funds and possibly a new USDA RD 538 loan guarantee.
- (ix) This is confirmation that the development has not received financing from USDA RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.
- (x) Loan Balance: \$725,000

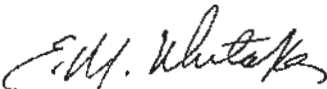
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Should CPAR LTD secure the Low Income Housing Tax Credits necessary to acquire and rehabilitate this property, USDA Rural Development will consent to the transfer if all regulatory requirements are met. New restrictive use covenants and mortgage will 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,

for 
R. C. QUANTON, II
Area Director IV

Agreed and Accepted by:



Thomas F. Flynn
Manager of General Partner, CPAR LLC

6/1/15

Date

EXHIBIT V

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

As HUD is furnishing a significant amount of data directly to the program participants, the burden in completing the Assessment Tool is reduced. Where HUD is not providing data, as noted 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 AFH with an option to include extensive or lengthy comments in appendices or attachments. In short, the receipt of extensive public comments may require staff effort to review and consider input but would not result in a 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 agency, including whether the information will have practical utility;
- (2) The accuracy of the agency's estimate of the burden of the proposed collection of information;
- (3) Ways to enhance the quality, utility, and clarity of the information to be collected; and
- (4) Ways to minimize the 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 www.regulations.gov as provided under the ADDRESSES section of this notice.

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

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

Dated: September 22, 2014.
Camille E. Acevedo,
Associate General Counsel for Legislation and Regulations.
 [FR Doc. 2014-22956 Filed 9-25-14; 9:45 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 Guidelines 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	Yes.
PBV only (without LIHTC), Existing Project	SL Review not required	No.
PBV with LIHTC	HCA ¹ or HUD	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	Yes.
Mixed Finance without LIHTC	HUD	Yes.
Mixed Finance with LIHTC	HCA ⁴ or HUD	Yes, by entity performing review.
Mixed Finance with LIHTC/No HCA or HCA declines to do review.	HUD	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 tenant-based 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 1937 Act (42 U.S.C. 1437f(o)(13)(M)(i)), as applicable to newly constructed or rehabilitated housing. (See 73 FR 71039.)

On July 9, 2010, at 75 FR 39561, HUD published a **Federal Register** notice stating the guidelines HCA's must use in conducting subsidy layering reviews for newly constructed and/or rehabilitated

structures combining other forms of government assistance with project-based voucher assistance. These notices state that the HERA provision relating to the elimination of subsidy layering reviews for existing housing is self-implementing; the provision relating to State or local agencies performing subsidy layering reviews for project-based 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 footnote 2.

⁵ See <http://www.whitehouse.gov/blog/2011/02/01/urban-update-aligning-federal-rental-housing-policy>.

⁶ See http://www.huduser.org/portal/pdredge/pdr_edge_featd_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 layering review has been conducted by the applicable State or local agency. However, this section does not speak to the case where HUD conducts the review, hence that situation is governed by other applicable law, specifically, section 102(d) of the HUD Reform Act, 42 U.S.C. 3545(d), which requires that the Secretary certify that assistance within the jurisdiction of the Department (except that Title II mortgage insurance for this purpose is not considered such assistance) to any housing project shall not be more than is necessary to provide affordable housing after taking account of assistance described in subsection (b)(1) of this section. Assistance under (b)(1) includes "any related assistance from the federal government, a State, or a unit of general local government, or any agency or instrumentality thereof."

- **HUD Assistance Plus LIHTC**

As noted, 42 U.S.C. 3545 note provides that an HCA certification submitted in accordance with HUD guidelines will suffice in lieu of a HUD review when HUD assistance and LIHTC are used in a project. Where there is no current delegation of subsidy layering review 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 project-based voucher assistance, section 2835(a)(1)(F) of HERA eliminates the need for the HUD Reform Act's section 102(d) certification requirement. However, HUD's obligation to certify in accordance with 102(d) of the HUD Reform Act and implementing regulations at 24 CFR 4.13 still exists where a review has not been substituted in accordance with the Guidelines contained in this notice.

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

An HCA is ordinarily designated for the purpose of allocating and administering the LIHTC program under section 42 of the Internal Revenue Code (IRC), and so may do the subsidy layering review pursuant to authorization under this notice where

there is LIHTC. In those transactions where there are other forms of government assistance involved, as in proposed project-based voucher projects, which do not include LIHTC, and the HCA has no involvement in respect to the assistance, HUD will generally conduct subsidy layering reviews and make the required HUD Reform Act's section 102(d) certification in accordance with 24 CFR 4.13 for such projects as it is currently doing. HUD will also continue to conduct the review where there is no HCA available, or the applicable HCA has declined to perform the subsidy layering review.

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

Currently, 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 intent to participate. The HCA certification provides that the HCA will, among other things, properly apply the Guidelines which HUD establishes. In addition, after a subsidy layering review has been performed by the applicable HCA, the HCA must certify that the total assistance provided to the project is not more than is necessary to provide affordable housing (Appendix B of this notice).

III. Intent To Participate

An HCA must notify HUD of its intent to participate in the preparation of subsidy layering reviews for projects combining other forms of government assistance with project-based voucher assistance before performing subsidy layering reviews pursuant to this notice.

Questions or requests for clarification relating to subsidy layering reviews for units under the project-based voucher program and the implementation of these Guidelines should be addressed to HUD Headquarters, Section 8 Financial Management Division, and should be answered prior to an HCA's notification to HUD of its intent to participate.

A. Letter to HUD

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

B. HUD Acknowledgement

Once HUD has been notified of an HCA's intention to participate, HUD will acknowledge that participation by a written letter to the HCA, and post the agency's name on the Office of Public and Indian Housing's Web site as a participating agency. Once an HCA's intent to participate is acknowledged by HUD through a response letter, that agency may perform subsidy layering reviews, and 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 Guidelines, 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 Participation

HUD will follow these Guidelines in conducting the required subsidy layering reviews, and issue a HUD

Reform Act section 102(d) certification pursuant to such review for projects in cases where: (1) The HCA's authority has been revoked by HUD; (2) an HCA opts to not accept the responsibilities pursuant to section 2835(a)(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—Mixed-finance development refers to the

development (through new construction or acquisition, with or without rehabilitation) or modernization of public housing pursuant to 24 CFR 905.604, where the public housing units are owned in whole or in part by an entity other than a PHA. There are various potential scenarios for the ownership structure of a mixed-finance project, such as: Public housing units may be owned entirely by a private entity; a PHA may co-own with a private entity; or a PHA affiliate or instrumentality may own or co-own the units.

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

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

V. Public Housing Agencies (PHA) Responsibilities

A. When Subsidy Layering Reviews Are Required

When a new construction or rehabilitation project has been selected by a PHA pursuant to program regulations at 24 CFR part 983 and the project combines other forms of governmental assistance, the PHAs must request a subsidy layering review. As part of the selection process, the PHA must require information regarding all HUD and/or other federal, State, or local governmental assistance to be disclosed by the project owner. Form HUD-2880⁷ (Appendix C of this notice) may be used for this purpose, but is not required. The PHA must also instruct the owner to complete and submit a disclosure statement even if no other governmental assistance has been received or is anticipated. The statement must be submitted with the owner's application for project-based vouchers. The PHA must also inform the owner that if any information changes on the disclosure,

⁷ See <http://portal.hud.gov/hudportal/documents/huddoc?id=2880.pdf>.

either by the addition or deletion of other governmental assistance, the project owner must submit a revised disclosure statement. If before or during the IIAP contract, the owner receives additional HUD or other governmental assistance for the project that results in an increase in project financing in an amount that is equal to or greater than 10 percent of the original development budget, the owner must 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 informed if there is in fact an HCA in their jurisdiction that will conduct the review or if the PHA must submit the required documentation to its local HUD field office. The local field office will request HUD Headquarters to conduct the subsidy layering review.

C. Providing Documents Required for Review

The PHA is responsible for collecting all required documentation from the owner. The documentation required is contained within Appendix D of this notice. The PHA is also responsible for providing the HCA with all documents required for the subsidy layering review. The documents must be forwarded to the HCA with a cover letter. If the initial submission to the HCA is 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 before AHAP execution (e.g., environmental review). If the HCA with jurisdiction over the project has conducted the subsidy layering review, the HCA must certify to HUD that the project-based voucher assistance is in accordance with HUD subsidy layering requirements. The HCA must provide a copy of the certification to the PHA to signify to the agency that the subsidy layering review has been completed and a determination has been made that the project-based voucher assistance does not result in excessive government assistance. The PHA may proceed to execute an AHAP at that time.

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

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

VI. Subsidy Layering Review Categories—Overview

A. Category 1—Proposed Project-Based Voucher HAP Contracts Where the HCA Conducts the Subsidy Layering Review and Considers Project-Based Voucher Assistance

Section 8(o)(13)(M)(i) of the 1937 Act (42 U.S.C. 1437f(o)(13)(M)(i)), as added by section 2835(a)(1)(F) of HERA, provides that a subsidy layering review in accordance with section 102(d) of the HUD Reform Act is not required if a subsidy layering review has been conducted by a qualified HCA (of course, HUD retains the option to conduct the review itself). Section 42(m)(2) 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-in-service 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 notice are similar to those required under the IRC section 42(m)(2) review.

The amendment made to the requirements of HUD Reform Act section 102(d) pursuant to section 2835(a)(1)(F) of HERA (for purposes of project-based voucher assistance), codified at 42 U.S.C. 1437f(o)(13)(M)(i), alleviates the duplication of subsidy layering reviews (that consider the same factors for the same reasons) by both HUD and HCAs. The only other review element that an HCA must consider with the addition of project-based voucher assistance 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 source within its control (i.e., the total tax credit allocation amount) or promptly notify HUD of a recommendation to reduce the project-based voucher units or subsidy.

Where HUD conducts the review, for the reasons previously stated, in addition to evaluating the operational budget, HUD must analyze whether certain development costs (specifically general condition, over-head, profits, and developer's fee) are or were excessive. If it is determined that such costs are excessive, HUD will reduce the amount of project-based 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 Contracts Where the HCA Conducts the Subsidy Layering Review Without Consideration of Project-Based Voucher Assistance

Where a subsidy layering review has been conducted by an HCA on a proposed project-based voucher project for purposes of allocating LIHTCs which may have also included other forms of government assistance, but such review did not consider project-based 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) of the IRC substantially complied with these Guidelines. In addition to ensuring there is no excessive subsidy, the review must also consider whether there are any duplicative forms of assistance (i.e., rental assistance from some other state, federal or local source). If it is found that there is duplicative rental assistance for the same 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 mixed-finance 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 for new construction and projects that will undergo rehabilitation, if the project combines project-based voucher assistance with other governmental assistance. When an HCA has conducted a subsidy layering review in connection with the allocation of LIHTC, the standards used by the HCA must substantially comply with these Guidelines. When HUD is conducting the subsidy layering review it will follow these Guidelines and use the Subsidy Layering Analysis form (Appendix E of this notice).

A. Maximum Allowable Amounts

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

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

For all projects falling within Category 1, the reviewer (either an HCA, or HUD) must evaluate development costs to determine whether pre-development 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.

1. Safe Harbor Percentage Allowances

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

a. Standard (1)

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

b. Standard (2)

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

c. Standard (3)

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

The total allowed or allowable Safe Harbor percentages for General Conditions, Overhead, and Builder's Profit are based on hard construction costs and the maximum combined costs shall not be more than fourteen percent (14%) of the hard construction cost.

d. Standard (4)

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

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

2. When Development Costs Exceed the Safe Harbor Standard

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

a. HCA Performing Review

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

b. HUD Performing Review

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

3. When Development Costs Are Within Safe Harbor

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

4. Operations Standards

a. Debt Coverage Ratio

In addition to the analysis of the development budget as part of the subsidy layering review process, the HCA must also evaluate the project's 15-year operating pro-forma and apply the standards discussed below and contained within the Operations section of Appendix E of this notice. Project-based voucher assistance and the amount of cash flow the project-based voucher rent amounts will generate 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 loans) over the life of the debt. In order to determine realistic costs over a 15-year period, the HCA must use appropriate trending assumptions for their market area.

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

Since variances in such things as vacancy rate, operating cost increases, and rent increases all affect the net operating income of a project, the HCA must perform further trending analysis to determine whether the number of proposed project-based vouchers should be reduced or whether the proposed rent amounts should be reduced. For example, if over the 15-year period the DCR begins to decrease and at some point it falls below the minimum of 1.10, all trending assumptions and costs should be re-visited before recommending a reduction in the project-based voucher subsidy. After further analysis, if the DCR is still at a level above the maximum allowable level, the HCA may either reduce the LIHTC allocation amount (for Category 1 projects) or recommend to HUD the appropriate project-based voucher subsidy amount including supporting documentation. HUD will require that the PHA reduce the level of project-based 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. Cash-flow is determined after ensuring all debt can be satisfied and is defined as total income to the project minus total

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

If the cash-flow is greater than 10 percent of the total operating expenses, the HCA must require the owner to re-visit 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 pro-forma and a review to ensure there is no duplicative assistance (as stated above in section VI.B of this notice). The Operations Standards outlined in section VIII.A.4. of this notice shall be used for Category 2 subsidy layering reviews. Where it is determined that the inclusion of project-based voucher assistance will result in governmental assistance that is more than necessary to provide affordable housing, the HCA will make a recommendation, including supporting documentation, to HUD as to the appropriate project-based voucher subsidy amount. If HUD is performing the review, HUD will, if necessary, reduce the voucher units or monthly project-based voucher rents proposed by the PHA.

C. Category 3 Subsidy Layering Reviews

Section 35 of the 1937 Act (42 U.S.C. 1437z-7) allows HUD to provide Capital or Operating Funds, or both, to a 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 Factors.* HUD will review all mixed-finance projects for compliance with HUD's Cost Control and Safe Harbor Standards (revised April 9, 2003), found at: http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_9880.pdf. These standards also contain risk factors for developers with fees above the safe harbor standards.

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

b. *Total Development Cost.* HUD will review the total development cost of each mixed-finance development to

ensure that public housing funds are not spent in excess of the Total Development Cost (TDC) and Housing Construction Cost (HCC) limits pursuant to § 941.306. PIH Notice 2011-38 or successor notice contains the current TDC and HCC limits for specific jurisdictions, and can be found at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/publications/notices/2011.

An automated TDC worksheet can be found at the following Web site on mixed-finance development: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/hopec6/mfsh.

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 net tax credit equity being invested in the project that is consistent with amounts generally contributed by investors to similar projects under similar market conditions, and that is not less than 51 cents for each dollar of tax credit allocation awarded to a project. HUD also reviews this net 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 comply, PHAs must (i) restructure the project so it complies with the requirements and resubmit the revised documentation to HUD for approval, or (ii) provide sufficient justification to HUD to allow HUD to approve a variation(s) from the mixed-finance requirements of this notice.

IX. Monitoring

HUD may perform quality control reviews of subsidy layering reviews performed by participating HCAs. The quality control reviews will examine the following:

- Whether all required documents and materials were available to the reviewer.
- Whether the values were correctly determined to be inside or 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, whether 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.financial.management.division@
hud.gov*

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

Ladies and Gentlemen:

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

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

The required personnel have reviewed the above cited statutes, the **Federal Register Notice—**

Administrative Guidelines: Subsidy Layering Reviews for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts and Mixed-Finance Development, and 24 CFR Section 983.55.

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

By executing this Intent to Participate, the undersign acknowledges that its participation will continue unless and until, the Department of Housing and Urban Development revokes this intent or _____ (name of agency) 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:

Title:

The completed, signed, and dated Notice of Intent to Participate should be

sent as a PDF attachment to an email message addressed to Miguel Fontanez at *pih.financial.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

[http://portal.hud.gov/hudportal/
documents/huddoc?id=2880.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=2880.pdf)

Appendix D

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

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

2. Sources and Uses of Funds Statement

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

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

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

3. Narrative describing details of each 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.

8. Historic Tax Credits. Some projects in designated historical districts may receive an additional one time historic tax credit. When applicable, the amount of the historic tax credit should be disclosed.

9. Equity Contribution Schedule. If equity contributed to the project will be paid in installments over time, a schedule should be provided showing the amount and timing of planned contributions.

10. Bridge Loans. If the financing plan includes a bridge loan so that proceeds can be paid up front when equity contributions are planned over an extended period, appropriate details should be provided.

11. Standard disclosure and perjury statement.

12. Identity of Interest Statement.

13. PHA commitment letter for project-based voucher assistance.

14. Proposed project-based voucher gross rent amounts.

BILLING CODE 4210-67-P

Appendix E

Subsidy Layering Analysis Form

SUBSIDY LAYERING ANALYSIS SUMMARY		Appendix E	
Project Name, Sponsor and Phase Information			
Number of units			
SUMMARY: Subsidy Layering Guideline Standards (Note A)			
	This Project	"Safe Harbor" Standard	"Ceiling" Standard
1. Builder Profit/General Condition/Over-head		6% 2% 6%	14% Gen Cond + OHSF
2. Developer Fee		12.0%	15.0%
3. Net Equity Proceeds		\$0.60	Market rate
4. Debt Coverage Ratio		1.10	1.45
Calculation of Net Equity Proceeds from Syndication (Guideline Standard 3)			
(a) Gross LIHTC Equity Syndication Proceeds from Investor			
(b) Equity Proceeds Not Available for Project Uses			
(i) Bridge Financing Costs (on loans to be repaid by equity) (Note A)			
(A) Bridge loan interest			
(B) Bridge loan costs other than interest (lender legal, bank fees, etc.)			
(ii) Other Syndication Fees and Expenses (Note B)			
(A) Ownership entity organizational and legal cost			
(B) Syndication fees paid from gross syndication proceeds			
(C) Tax credit fees (to LIHTC-awarding agency, etc.)			
(D) Other syndication fees and costs (accounting, cost certification, etc.)			
(E) Total deductions from equity syndication proceeds			
(c) Amount of Equity Contribution Per Dollar of Tax Credit to the Project			
(i) Net Equity Proceeds as of the Placed-in-Service Date (a(i) minus b(i)(E))			
(ii) Enter amount of annual tax credit allocation (from tax credit award letter):			
(iii) Multiply by 10 (LIHTC award amount is annual allocation per year for 10 years)			
	X	10	
(iv) Equals total LIHTC allocation to project over 10 years:			
(v) Multiplied by investor's ownership percentage:			
	X		
(vi) Equals LIHTC allocation to the investor:			
(vii) Net proceeds (c(i)), divided by LIHTC allocation to investor (c(v)), yields net equity per dollar of =			
Calculation of Debt Coverage Ratio (guideline standard 4)			
(a) Net Operating Income			
(i) Total Operating Income			
(ii) minus Total Operating Expenses			
(iii) Equals NOI			
(b) Debt Coverage Ratio			
(i) Debt Service			
(ii) Net Operating Income (4.a.(iii) above) divided by Debt Service equals DCR:			
(c) Cash Flow			
(i) Annual Reserve contributions			
(ii) Cash Flow (4.a.(iii) minus 4.b.(i) minus 4.c.(i))			
(iii) Cash Flow as a percentage of Expenses (4.c.(ii) divided by 4.a.(ii))			
Notes:			
A. Analysis must confirm that only reasonable, market-rate bridge loan interest and costs are recognized (to avoid excess profits that may result when loans are not negotiated through arm's-length transactions).			
B. Syndication expenses are total costs (other than bridge loan interest and costs) incurred by the owner in obtaining cash for the sale of tax credits to investors. Include <u>only</u> those expenses incurred because of the extraordinary legal, organizational and accounting services and activities associated with utilizing tax credits.			

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 Necessary⁸—
- Other Equity Sources (specify)
- Total Sources: \$ —

PROJECT USES:

- Mortgage Replacement Cost Uses—
- Total Land Improvements—
- Total Structures—
- General Requirements—
- Builder's General Overhead—
- Builder's Profit⁹—
- 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 or¹¹—
- Operating Deficit Reserve¹²—

SUBTOTAL NON-MORTGAGEABLE USES—\$

TOTAL PROJECT USES \$

Estimated Net Syndication Proceeds:

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

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

- Syndication Expenses:
- Accountant's Fee—\$
- Syndicator's Fee—\$
- Attorney's Fee¹³—\$
- HCA Fee—\$
- Organizational Expense¹⁴—\$
- Other (Specify)—\$
- Subtotal Syudication 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; FXIA1671090000-145-FF09A30000]

Marine Mammals; Issuance of Permits

AGENCY: Fish and Wildlife Service, Interior.

ACTION: Notice of issuance of permits.

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

ADDRESSES: Brenda Tapia, U.S. Fish and Wildlife Service, Division of Management Authority, Branch of Permits, MS: IA, 5275 Leesburg Pike, Falls Church, VA 22041; fax (703) 358-2281; or email DMAFR@fws.gov.

FOR FURTHER INFORMATION CONTACT:

Brenda Tapia, (703) 358-2104 (telephone); (703) 358-2280 (fax); DMAFR@fws.gov (email).

SUPPLEMENTARY INFORMATION: On the dates below, as authorized by the provisions of the ESA (16 U.S.C. 1531 *et seq.*), as amended, and/or the MMPA, as amended (16 U.S.C. 1361 *et seq.*), we issued requested permits subject to certain conditions set forth therein. For each permit for an endangered species, we found that (1) The application was filed in good faith, (2) The granted permit would not operate to the disadvantage of the endangered species, and (3) The granted permit would be consistent with the purposes and policy set forth in section 2 of the ESA.

Marine Mammals

Permit No.	Applicant	Receipt of application Federal Register notice	Permit issuance date
05664B	Bristol Bay Native Association	78 FR 50083; August 16, 2013	September 10, 2014.
166346	Matson's Laboratory	79 FR 35375; June 20, 2014	September 5, 2014.

Availability of Documents

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

Freedom of Information Act, by any party who submits a written request for a copy of such documents to: U.S. Fish and Wildlife Service, Division of Management Authority, Branch of

Permits, MS: IA, 5275 Leesburg Pike,

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

⁹ Builder's Profit for non-Identity-of-Interest cases (a SPRA allowance may also be added below). See also Standard #1 safe harbor and ceiling standard alternatives before completing. The Mortgage Use lines relating to Builder's Profit and Developer's Fee may be left blank if alternative funding standards are used, and the amounts are reflected below.

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

¹¹ Only Letter of Credit Costs may be included if the reserve is funded by a Letter of Credit.

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

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

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

¹⁴ Such expenses may not include Organizational expenses which are already included, and should not be duplicated. Therefore, only extraordinary organizational expenses incurred because of the additional LIHTC-associated application preparation activities should be included here.

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

COMPOSITE EXHIBIT W

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): 066-SH031

Project Name: St. Elizabeth Gardens

Project Description:¹

801 NE 33rd Street, Pompano Beach, FL 33065

^{*} This instrument is to be used to amend the section 8 HAP contract referred to in Notice H-2014-14 as "Contract B."

This Amendment to Project-Based Section 8 Housing Assistance Payments Contract Pursuant to Section 8(bb)(1) of the United States Housing Act of 1937 ("Amendment")² provides as follows:

1. Parties to the Amendment.

A. Name of Project Owner:³ St. Elizabeth Gardens, Inc.

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

Miami, FL 33178

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

Address of Contract Administrator: 4300 West Cypress Street, Suite 970

Tampa, FL 33607

2. Recitals.

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.).

- 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."
3. Amendment. The Owner and the Contract Administrator of this HAP contract (i.e., Contract B), which are identified above in section 1, agree to the following terms of this Amendment to Contract B.
- A. The total number of dwelling units assisted under this HAP contract, as amended herein (i.e., Contract B) is increased from 99⁵ to 100⁶. The units assisted under this Contract B, as amended herein, are identified by bedroom size and contract rent in Exhibit A, which is attached to and hereby incorporated into this Amendment, and which supersedes previous versions of Exhibit A to the HAP Contract.
- B. The Project is subject to, and the Owner shall comply with, the Physical Condition Standards and Inspection Requirements of 24 CFR Part 5 Subpart G, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 5 Subpart G and to all related guidance, handbooks, and directives. The Project is further subject to, and the Owner shall further comply with, the Physical Condition of Multifamily Properties regulations of 24 CFR Part 200 Subpart P, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 200 Subpart P and to all related guidance, handbooks, and directives.
- C. The Project is further subject to, and the Owner shall further comply with, the Uniform Financial Reporting Standards of 24 CFR Part 5 Subpart H, all related guidance, handbooks, and directives, and any changes to 24 CFR Part 5 Subpart H and to all related guidance, handbooks, and directives.
5. Other Terms.
- A. This Amendment shall be effective upon execution by the Owner and the Contract Administrator and shall remain in effect both during the current term of the HAP contract and during each and every successive renewal term, unless modified and agreed to in writing by the Owner and the Contract Administrator.
- B. In the event of any inconsistency between the terms of this Amendment and the terms of the HAP contract prior to amendment by this instrument, including any renewal contract issued under the Multifamily Assisted Housing Reform and Affordability Act of 1997, the terms of this Amendment shall govern.

OWNER

Full Legal Name of Owner (print or type)
ST. ELIZABETH GARDENS, INC.

By: Juana D. Mejia
Signature of authorized representative

JUANA D. MEJIA, V.P. Housing Development & Operations
Name and official title (print or type)

05/27/2016
Date (mm/dd/yyyy) (print or type)

RECEIVED
JUN 01 2016
NT-HDC Tampa

CONTRACT ADMINISTRATOR

Full Legal Name of Contract Administrator (print or type)
NORTH TAMPA HOUSING DEVELOPMENT CORPORATION

By: Don Shea
Signature of authorized representative

Don Shea, Director & Contract Administrator
Name and official title (print or type)

6/1/16
Date (mm/dd/yyyy) (print or type)

EXHIBIT A

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

Section 8 Contract Number:
FHA Project Number (if applicable):

<u>Number of Contract Units</u>	<u>Number of Bedrooms</u>	<u>Contract Rent</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
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:

Part G - Information on Mortgagor Entity

Name of Entity

St. Elizabeth Gardens

Type of Entity

- Individual
 General Partnership
 Joint Tenancy/Tenants In Common
 Other (specify)
- Corporation
 Limited Partnership
 Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Rev. Tomas M. Marin, President

Name and Title

Rev. Marcos Somarriba, Vice President

Name and Title

Rev. Michael Souckar, Treasure/Secretary

Name and Title

Rev. Fernando Orejuela

Name and Title

Rev. Eduardo Logiste Felix

Name and Title

Rev. Samuel Muodiaju

Name and Title

Rev. Juan Sosa

Name and Title

Rev. Cristobal de Paula

Name and Title

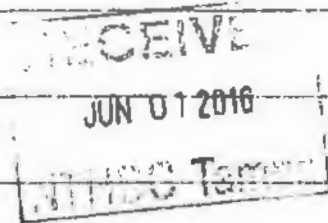
Rev. Lucien Pirre

Name and Title

Rev. Christopher Marino

Name and Title

Rev. Peter Baldacchino



Part H - Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

Juana D. Mejia
V.P. of Housing Development and Operations

Authorized Official's Signature

Date (mm/dd/yyyy)
05/27/2016

Part I - HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

FL14-L000-021

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

6/11/2016

Date (mm/dd/yyyy)

06/01/2016

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (check one): Initial Renewal Subsequent Renewal Amend Rents/BA Only

Section 8 Contract No. FL14L000021 Expires on 5/31/2034

Owner Name: St. Elizabeth Gardens, Inc.

Project Name: St. Elizabeth Gardens

Project Location: 801 NE 33rd Street, Pompano Beach, FL 33064-5255

FHA Project No.: 066SH031

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

Rent Effective Date 06/01/2016

No. of Units	No. of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
100	1 BDM	\$840	N/A	\$840

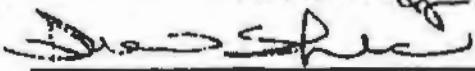
(If Blank, then No Change in Rents)

FUNDING

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)

6/1/16 (Date)

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

RECEIVED
JUN 09 2016
NTHDC Tampa

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT

MULTI-YEAR TERM

RECEIVED
JUN 01 2016
NTHDC Tampa

OMB Control #2502-0567

Public reporting burden for this collection of information is estimated to average 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 assured.

PREPARATION OF CONTRACT

Reference numbers in this form refer to notes at the end of the contract text. These endnotes are instructions for preparation of the Basic Renewal Contract. The instructions are not part of the Renewal Contract

(HUD-9637)

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

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

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT¹

MULTI-YEAR TERM

1 CONTRACT INFORMATION²

PROJECT

Section 8 Project Number: FL14L000021

Section 8 Project Number of Expiring Contract: FL14L000021

FHA Project Number (if applicable): 066SH031

Project Name: St. Elizabeth Gardens

Project Description:

801 NE 33rd St

Pompano Beach, FL 33064 - 5255

TYPE OF RENEWAL

- Check this box for a project renewed under Section 524(a) of MAHRA (not including a Mark-Up-To-Market renewal).
- Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.

PARTIES TO RENEWAL CONTRACT

Name of Contract Administrator⁴
North Tampa Housing Development Corporation

Address of Contract Administrator

4300 W. Cypress St.
Suite 970
Tampa, FL 33607


Name of Owner⁵
St. Elizabeth Gardens, Inc.

Address of Owner

11410 N. Kendall Dr., Suite 306
Pompano Beach, FL 33176

2 TERM AND FUNDING OF RENEWAL CONTRACT

a The Renewal Contract begins on 8/1/2016⁶ and shall run for a period of 20⁷ years.

b Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of \$ 456,164⁸, an amount sufficient to ✓ 

provide housing assistance payments for approximately 12⁶ months of the first annual increment of the Renewal Contract term.

- c HUD will provide additional funding for the remainder of the first annual increment and for subsequent annual increments, including for any remainder of such subsequent annual increments, subject to the availability of sufficient appropriations. When such appropriations are available, HUD will obligate additional funding and provide the Owner written notification of (i) the amount of such additional funding, and (ii) the approximate period of time within the Renewal Contract term to which it will be applied.

3 DEFINITIONS

ACC. Annual contributions contract.

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

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

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

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

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

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

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

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

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

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.

e Contract units

The Renewal Contract applies to the Contract units.

5 EXPIRING CONTRACT – PROVISIONS RENEWED

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

-
- (1) Identification of contract units by size and applicable contract rents;
 - (2) The amount of the monthly contract rents;
 - (3) Contract rent adjustments; and
 - (4) Project account (sometimes called "HAP reserve" or "project reserve") as previously established and maintained by HUD pursuant to former Section 8(c)(6) of the United States Housing Act of 1937 (currently Section 8(c)(5) of the Act, 42 U.S.C. 1437f(c)(5)). Section 8(c)(5) does not apply to the Renewal Contract, or to payment of housing assistance payments during the Renewal Contract term.
- c The Renewal Contract includes those provisions of the Expiring Contract that are renewed in accordance with this section 5.

6 CONTRACT RENT

a Initial contract rents

At the beginning of the Renewal Contract term, and until contract rents for units in the Project are adjusted in accordance with section 6b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A of the Renewal Contract.

b Contract rent adjustments

(1) OCAF or Budget-Based Rent Adjustments

- (a) Except as provided in section 6b(2) below (concerning comparability adjustments at each Fifth Year Anniversary and discretionary comparability adjustments within each five-year term), during the term of the Renewal Contract the Contract Administrator shall 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).

(ii) At the expiration of each 5-year period of the Renewal Contract term ("Fifth Year Anniversary"), the Contract Administrator shall conduct a comparability analysis of existing contract rents. At such Fifth Year Anniversary of the Renewal Contract, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable market rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(iii) To assist in the redetermination of contract rents at each Fifth Year Anniversary, the

Contract Administrator may require that the Owner submit to the Contract Administrator a rent comparability study prepared (at the Owner's expense) in accordance with HUD requirements.

(c) Mid-term adjustment (discretionary comparability adjustment within 5-year term)

In addition to the comparability analysis and adjustment of contract rents at the Fifth Year Anniversary, HUD may, at HUD's discretion, require or permit the Contract Administrator to conduct a comparability analysis and adjustment of contract rents ("mid-term adjustment"), one more time within each 5-year period of the Renewal Contract term

(d) Adjusting contract rent

At the time of a fifth year or mid-term comparability adjustment, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(3) Procedure for rent adjustments during renewal term

- (a)** To adjust contract rents during the term of the Renewal Contract (including an OCAF or budget-based adjustment in accordance with section 6b(1), or a fifth year or mid-term adjustment in accordance with section 6b(2)), the Contract Administrator shall give the Owner notice with a revised Exhibit A that specifies the adjusted contract rent amounts.
- (b)** The revised Exhibit A shall specify the adjusted contract rent amount for each bedroom size as determined by the Contract Administrator in accordance with this section. The adjustment notice by the Contract Administrator to the Owner shall

specify when the adjustment of contract rent is effective.

- (c) Notice of rent adjustment by the Contract Administrator to the Owner shall automatically constitute an amendment of the Renewal Contract.

(4) No other adjustments

Except for contract rent adjustments in accordance with this section, there shall not be any other adjustments of the contract rents during the term of the Renewal Contract. Special adjustments shall not be granted.

7 OWNER WARRANTIES

- a The Owner warrants that it has the legal right to execute the Renewal Contract and to lease dwelling units covered by the contract.
- b The Owner warrants that the rental units to be leased by the Owner under the Renewal Contract are in decent, safe and sanitary condition (as defined and determined in accordance with HUD regulations and procedures), and shall be maintained in such condition during the term of the Renewal Contract.

8 OWNER TERMINATION NOTICE

- 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 tenant rent payment for any assisted family until such time as the Owner has provided such notice for the required period.

9 HUD REQUIREMENTS

The Renewal Contract shall be construed and administered in accordance with all statutory requirements, and with all HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract. However, any changes in HUD requirements that are inconsistent with the provisions of the Renewal Contract, including the provisions of section 6 (contract rent), shall not be applicable.

10 STATUTORY CHANGES DURING TERM

If any statutory change during the term of the Renewal Contract is inconsistent with section 6 of the Renewal Contract, and if HUD determines, and so notifies the Contract Administrator and the Owner, that the Contract Administrator is unable to carry out the provisions of section 6 because of such statutory change, then the Contract Administrator or the Owner may terminate the Renewal Contract upon notice to the other party.

11 PHA DEFAULT

- a This section 11 of the Renewal Contract applies if the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD. This includes a case where HUD has assigned the Renewal Contract to a PHA Contract Administrator, for the purpose of PHA administration of the Renewal Contract.
- b If HUD determines that the PHA has committed a material and substantial breach of the PHA's obligation, as Contract Administrator, to make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract, and that the Owner is not in default of its obligations under the Renewal Contract, HUD shall take any action HUD determines necessary for the continuation of housing assistance payments to the Owner in accordance with the Renewal Contract.

12 EXCLUSION OF THIRD-PARTY RIGHTS

- a The Contract Administrator does not assume any responsibility for injury to, or any liability to, any person injured as a result of the Owner's action or failure to act in connection with the Contract Administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the Owner.
- b The Owner is not the 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

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: *[Signature]*

Signature of authorized representative

Don Shea, Director and Contract Administrator

Name and official title

Date 6/1/16

U.S. Department of Housing and Urban Development

By: *[Signature]*

Signature of authorized representative

Authorized Agent

RECEIVED
JUN 09 2016
NTHDC Tampa

Name and official title

Date 6/6/16

Owner

Name of Owner

St. Elizabeth Gardens, Inc.

By: *Juana D. Mejia*

Signature of authorized representative

RECEIVED
JUN 01 2016
NTHDC Tampa

Juana D. Mejia, V.P. Housing Development + Operations

Name and title

Date 05/27/2016

(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.

Attachment 2

PRESERVATION EXHIBIT

Subject to all applicable laws and regulations in effect upon expiration, the Renewal Contract shall automatically renew for a term of 18¹ year(s) beginning on 8/1/2036.² This requirement shall be binding on the Owner and the Contract Administrator, as identified in section 1 of the Renewal Contract, and on all their successors and assigns.

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

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 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



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.

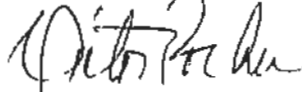
HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

- ix. The Joe Moretti Apartments Development has not received financing from HUD after 1994 where the rehabilitation 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

COPY

Attachment 7



June 10, 2015

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

Dear Mr. Reecy:

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

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


Rural Development • Florida / Virgin Islands
2441 NE 3rd Street, Suite 204-1, 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,

for 
R. C. QUINTON, II
Area Director IV

**North Grove Apartments
Seffner, Florida**



Preservation RFA #2015-104

June 23, 2015

Developer/Contact:

Flynn Development Corporation

Thomas F. Flynn

(727) 754-8422

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 |

Rural Development
2629 Waverly Barn Road, Ste 129
Davenport, Florida 33897
Voice (866) 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.

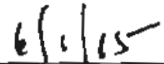
Sincerely,


Katrina A. Southall
Area Director

Agreed and Accepted by:



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



Date