



February 2, 2024

**Information Items
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ASSET MANAGEMENT

Information

I. ASSET MANAGEMENT

A. Florida Housing Multifamily Rental Portfolio Compliance Dashboard

1. Background/Present Situation:

- a) Florida Housing's Management Review and Physical Inspection (MRPI) includes a review of records such as application for residency, tenant income certification/recertification and income verification documents, leases, rent rolls and regulatory agreements (Land Use Restriction Agreement and/or Extended Low-Income Housing Agreement). Physical Inspections include the interior/exterior of residential building and common areas, and a review of general site conditions - landscape, sidewalks, and paved areas.
- b) To arrive at the information presented below, data on all reviews conducted from 1/1/2018 through 12/31/2023 was analyzed. It is important to note, that from 4/1/2020 to 9/30/2021, physical inspections were paused pursuant to IRS Notices 2020-53 and 2021-12 and HUD Memos. Only desk-top reviews of tenant files were completed during this period.
- c) During the study period, Florida Housing conducted 4,387 MRPI Reports of 1,451 different developments. 92% of all MRPIs conducted during the study period were successfully closed. Of the 341 open reviews from the study period:
 - (1) 43% of developments and 32% of owners have unsatisfactory ratings for examination of records;
 - (2) 43% of developments and 28% of owners have unsatisfactory rating(s) regarding physical condition of the development; and
 - (3) 29% of developments have deficiencies in both the examination of record and physical inspection categories.

FISCAL
Information

II. FISCAL

A. Operating Budget Analysis for November 30, 2023

1. Background/Present Situation:

- a) The Financial Analysis is attached as [Exhibit A](#).
- b) The Operating Budget for the period ending November 30, 2023 is attached as [Exhibit B](#).

GUARANTEE PROGRAM

Information

III. GUARANTEE PROGRAM

A. Status of the Guarantee Program portfolio

1. Background:

- a) Since the implementation of the Guarantee Program in 1993, 120 transactions facilitating the construction of over 28,000 units in Florida were guaranteed. In November 1994, the Guarantee Program entered into an agreement with HUD to participate in the Risk-Sharing Program; characterized by a 50/50 sharing of default risk in connection with the mortgage guarantee. As of 12/31/23, one (1) multifamily development remains in the Guarantee Program portfolio.
- b) Between November 2008 and April 2010, eight (8) multifamily claims were filed on the Guarantee Program portfolio, representing the total (and only) multifamily claims incurred in its 30-year history. The Guarantee Program experienced a strong 87% foreclosure recovery rate, compared to the 64% national average at that time.¹ Currently, there are no foreclosures in inventory and no developments in monetary default in the portfolio.

2. Corpus and Portfolio Risk Exposure:

- a) In response to the 2008 global liquidity crisis, the Guarantee Program restructured its debt, paying off \$89 million and refinancing \$156.2 million in variable rate bonds into a 5-year term loan with Citibank on December 31, 2009. The Citibank loan was successfully paid off in 2012, in less than 3 years reducing the Guarantee Fund's capitalizing debt to zero (\$0). At the time of the restructuring, the Guarantee Program's total risk exposure was \$754.5 million.
- b) Following the 2009 global liquidity crisis, a prolonged period of relatively low interest rates combined with the Guarantee Program's risk mitigation initiatives, prompted many Developers to refinance their properties. Approximately \$115 million in partial prepayments from SAIL ELI proceeds, funded prior to or at the time of closing, contributed to the refinancing activity. These measures, along with other risk reduction actions by the Guarantee Program, collectively served as the primary driver behind the remarkable 99% reduction in total risk exposure. This highlights the program's adaptability and effective risk management in challenging economic conditions.
- c) At December 31, 2023, the Guarantee Fund corpus contains approximately \$147.7 million in capital invested in the Florida Treasury, Special Purpose Investment Account (SPIA) rated "AA-f" by Standard & Poor's as of September 30, 2022.

¹ Real Capital Analytics, April 2011.

GUARANTEE PROGRAM

Information

B. Current Ratings (Insurer Financial Strength)

1. Background:

- a) Standard & Poor's: September 2023 A+ / Stable outlook
 - (1) Cited strengths: "Strong state financial support...Excellent financial strength...fund's highly strategic status in relation to FHFC..."²
- b) Fitch: March 2018 A+ / Stable outlook
 - (1) Cited strengths: "Low Risk-to-Capital Ratio...Limited State support...Minimal Multifamily Losses..."³

C. Risk-to-Capital Ratio:

1. Background/Present Situation:

- a) Authorized Maximum Ratio = 5:1. Peaking in 1999 at 4.95:1, subsequent management efforts resulted in a more conservative downward trend to the vastly improved ratio of 0.03:1 as of 12/31/23. Capital not needed to support the outstanding Guarantees was made available to the SAIL program for use in 2016-2019 competitive solicitations.

D. Guarantee Program Portfolio ([Exhibit A](#))

² Standard & Poor's, "Florida Affordable Housing Guarantee Fund", September 26, 2023, www.standardandpoors.com/ratingsdirect. Standard & Poor's.

³ Fitch Ratings, "Fitch Affirms Florida Housing Finance Corp's Guarantee Fund at 'A+'; Outlook Stable", March 28, 2018, www.fitchratings.com. Fitch Ratings 2023 surveillance was concluded on May 4, 2023 and resulted in Review-No Action of the rating.

LIVE LOCAL

Information

IV. LIVE LOCAL

A. Viability Loan Program

1. Background/Present Situation:

- a) \$100 million dedicated for development viability loans.
- b) Florida Housing added SAIL program income to overall funding, issued a Request for Applications (RFA) in April 2023, and approximately \$121 million was awarded to 30 developments (totaling 3,606 units) invited to enter underwriting in June 2023.

B. Traditional SAIL Funding

1. Background/Present Situation:

- a) \$109 million in SAIL financing distributed under s. 420.5087, F.S.
- b) Successful applicants in RFA 2023-205 have been invited to credit underwriting.
- c) Applications in RFAs 2024-102 (Smaller developments for Persons with Special Needs), 2024-103 (Homeless Households), and 2024-106 (Persons with Disabling Conditions/ Developmental Disabilities) are due in the first quarter of 2024.

C. Live Local Tax Credit Contribution Program

1. Background/Present Situation:

- a) Florida Department of Revenue (DOR) opened requests for credit allocation on October 2, 2023.
- b) The Florida Housing contribution webpage went live October 2, 2023.
- c) As of January 19, 2024, \$55,066,667, in credit allocation has been requested from DOR. Florida Housing has received \$1,450,000 in contributions.
- d) Florida Housing will begin RFA development for transformative housing developments, as statutorily required with this source of funding, in the first quarter of 2024.

D. Multifamily Middle Market Certification (Component of Missing Middle Tax Exemption)

1. Background/Present Situation:

- a) The Florida Housing portal for certification requests opened October 2, 2023.

LIVE LOCAL

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- b) The certification portal closed on December 31, 2023. Florida Housing received 120 requests for certification.
- c) Florida Housing will issue certifications to owners by February 15, 2024. Owners must submit applications for property exemptions with the local property appraisers by March 1, 2024.

E. Florida Hometown Heroes

1. Background/Present Situation:

- a) The \$100 million appropriated for the 2023-2024 fiscal year was fully committed on August 22, 2023.
- b) Over 6,400 loans were made, totaling almost \$2 billion in first mortgages paired with the \$100 million of down payment and closing cost assistance.
- c) At the October 27, 2023 meeting, the Board authorized an additional \$36 million to be used for the Hometown Heroes program.
- d) On November 6, 2023, staff re-opened Hometown Heroes reservations to our participating lenders for the additional \$36 million.
- e) On December 20, 2023, the additional \$36 million in HTH funds were fully reserved. This represents 2,377 loans totaling over \$700 million in first mortgages. Florida Housing continues to monitor any loan reservation fallout and will periodically open reservation requests as appropriate.

F. Additional SAIL – Innovative Multifamily Development Opportunities

1. Background/Present Situation:

- a) Florida Housing was appropriated \$150 million in SAIL financing for innovative developments.
- b) RFA 2023-213 was issued in November, primarily focusing on mixed use and urban infill developments, including additional statutory criteria. 71 applications funding were submitted. The review committee was held on January 16, 2024.
- c) A conceptual workshop for redevelopment criteria was held on December 5, 2023, with a follow-up workshop scheduled for January 30, 2024.
- d) A workshop for housing in rural areas of opportunity RFA, focusing on Hurricane Idalia impacted areas was held on December 13, 2023. The RFA 2023-206 is scheduled to be issued on January 23, 2024.
- e) A conceptual workshop for housing near military installations was held on January 18, 2024.

MULTIFAMILY PROGRAMS

Information

V. MULTIFAMILY PROGRAMS

A. The developments listed below have requested approval to allow one subcontractor to exceed the 20%/31% limitation:

1. Background/Present Situation:

a) On March 12, 2021, the Board delegated authority to staff to approve the 20%/31% subcontractor limitation set forth in Rule Chapters 67-21.014(2)(r)7 (2019), 67-21.026(13)(f) (2019), and 67-48.0072(17)(g) (2018):

(1) Rule Chapters 67-21.014(2)(r)7 and 67-21.026(13)(f), F.A.C., both state that:

The General Contractor must meet the following conditions;

Ensure that not more than 20 percent of the construction cost, not to include the General Contractor fee or pass-through fees paid by the General Contractor, is subcontracted to any one entity or any group of entities that have common ownership or are Affiliates of any other subcontractor, with the exception of a subcontractor (or any group of entities that have common ownership or are Affiliates of any other subcontractor) contracted to deliver the building shell of a building of at least five (5) stories which may not have more than 31 percent of the construction cost in a subcontract, unless otherwise approved by the Corporation for a specific Development. A subcontractor (or any group of entities that have common ownership or are Affiliates of any other subcontractor) contracted to deliver the building shell of a Development located in the Florida Keys Area may not have more than 31 percent of the construction cost in a subcontract, unless otherwise approved by the Corporation for a specific Development. With regard to said approval, the Corporation shall consider the facts and circumstances of each Applicant's request, inclusive of construction costs and the General Contractor's fees. For purposes of this paragraph, "Affiliate" has the meaning given in subsection 67-21.002(5), F.A.C., except that the term "Applicant" therein shall mean "subcontractor";

(2) Rule 67-48.0072(17)(g), F.A.C., states that:

The General Contractor must meet the following conditions;

(g) Ensure that not more than 20 percent of the construction cost is subcontracted to any one entity or any group of entities that have common ownership or are Affiliates of any other subcontractor, with the exception of a subcontractor (or any group of entities that have common ownership or are Affiliates of any other subcontractor) contracted to deliver the building shell of a building of at least five (5) stories which may not have more than 31 percent of the construction cost in a subcontract, unless otherwise approved by the Corporation for a specific Development. With regard to said approval, the Corporation shall consider the facts and circumstances of each Applicant's request, inclusive of construction costs and the General Contractor's fees. For purposes of this paragraph, "Affiliate" has the meaning given in

MULTIFAMILY PROGRAMS

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subsection 67-48.002(5), F.A.C., except that the term “Applicant” therein shall mean “subcontractor”;

- b) Staff, in conjunction with review by the credit underwriters and construction consultants, and receipt of positive recommendations from the credit underwriters, has approved the below requests to allow one subcontractor to exceed the 20% limitation. Because FHFC became aware of the excess through the cost certification review, after the work had been completed, no General Contractor Fee or Developer Fee will be allowed on the subcontract amounts that surpass the maximum contract amount allowed under Rules 67-48.0072(17)(g) 67-21.026(13)(f), and 67-21.014(2)(r)7, F.A.C. If the General Contractor Fee on this amount has already been paid to the General Contractor, it will be paid out of the Developer’s profit and reflected as a subset of the Developer Fee on the Development Final Cost Certification.

Development	Application Number	Dollar Amount of Contract	Percentage of Contract
Madison Point Apartments	2019-105B / 2019-542C	\$7,507,899	26.3%
Heritage Apartments	2019-133C / 2022-262C	\$618,739	27.2%

MULTIFAMILY PROGRAMS

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B. The Canopy at West River Towers 3 & 4 f/k/a WRDG T4 Phase Two (RFA 2022-205 / 2023-161SN / 2022-541C) Request approval to increase permanent first mortgage loan:

1. Background/Present Situation:

- a) On April 1, 2022, via a Telephonic Board Meeting, staff recommended, and the Board approved to allow staff to approve changes to the development that occur after the Credit Underwriting Report is finalized that would normally require Board approval (such as increasing the principal amount, refinancing, or altering any terms or conditions of any mortgage superior or inferior to a Corporation mortgage). This action was ratified by the Board at the April 29, 2022, Board Meeting.
- b) Under the Rule in place at the time of the Application, Rule Chapter 67-48.010(15), F.A.C. (effective July 6, 2022) stated:
 - (15) After accepting a preliminary commitment, the Applicant shall not refinance, increase the principal amount, or alter any terms or conditions of any mortgage superior or inferior to the SAIL mortgage without prior approval of the Corporation's Board of Directors.
- c) On December 20, 2023, staff received an update to the final credit underwriting report with a positive recommendation to increase the permanent first mortgage loan ([Exhibit A](#)). Staff has reviewed this report and finds that it meets all requirements of the RFA.

MULTIFAMILY PROGRAMS

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**C. Baytown Apartments (RFA 2021-108 / 2021-324CGA / 2023-011CGA & ITP 2022 CHIRP)
Request approval to include additional subordinate debt and Paydown of the Grant Funds
and/or HOME-ARP:**

1. Background/Present Situation:

- a) On April 1, 2022, via a Telephonic Board Meeting, staff recommended, and the Board approved to allow staff to approve changes to the development that occur after the Credit Underwriting Report is finalized that would normally require Board approval (such as increasing the principal amount, refinancing, or altering any terms or conditions of any mortgage superior or inferior to a Corporation mortgage). This action was ratified by the Board at the April 29, 2022, Board Meeting.
- b) Under the Rule in place at the time of the Application, Rule Chapter 67-48.010(15), F.A.C. (effective May 18, 2021) stated:
 - (15) After accepting a preliminary commitment, the Applicant shall not refinance, increase the principal amount, or alter any terms or conditions of any mortgage superior or inferior to the SAIL mortgage without prior approval of the Corporation's Board of Directors.
- c) On December 22, 2023, staff received an update to the final credit underwriting report with a positive recommendation to increase additional subordinate debt from Hillsborough County, subordinating the new debt to the HOME-ARP loan and paydown of the Grant Funds and/or HOME-ARP ([Exhibit B](#)). Staff has reviewed this report and finds that it meets all requirements of the RFA.

MULTIFAMILY PROGRAMS

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D. Vista Breeze (2021-205 / 2022-159SN / 2021-523C & RFA 2023-211 / 2023-260V) Request approval to Increase First Mortgage Construction Loan, Replace Permanent First Mortgage Lender, Increase Permanent First Mortgage Loan and Increase Subordinate Debt:

1. Background/Present Situation:

- a) On April 1, 2022, via a Telephonic Board Meeting, staff recommended, and the Board approved to allow staff to approve changes to the development that occur after the Credit Underwriting Report is finalized that would normally require Board approval (such as increasing the principal amount, refinancing, or altering any terms or conditions of any mortgage superior or inferior to a Corporation mortgage). This action was ratified by the Board at the April 29, 2022, Board Meeting.
- b) Under the Rule in place at the time of the Application, Rule Chapter 67-48.010(15), F.A.C. (effective May 18, 2021) stated:
 - (15) After accepting a preliminary commitment, the Applicant shall not refinance, increase the principal amount, or alter any terms or conditions of any mortgage superior or inferior to the SAIL mortgage without prior approval of the Corporation's Board of Directors.
- c) On December 7, 2023, staff received an update to the final credit underwriting report with a positive recommendation to increase first mortgage construction loan, replace permanent first mortgage lender, increase permanent first mortgage loan and increase subordinate debt ([Exhibit C](#)). Staff has reviewed this report and finds that it meets all requirements of the RFA.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Information

VI. MULTIFAMILY PROGRAMS - ALLOCATIONS

A. Multifamily Programs - Allocations Updates

1. RFA Updates:

- a) RFA 2024-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons was issued on November 7, 2023 with an anticipated Application Deadline of February 13, 2024.
- b) RFA 2024-106 Financing To Develop Housing For Persons With Disabling Conditions / Developmental Disabilities was issued on November 9, 2023 with an anticipated Application Deadline of February 15, 2024.
- c) RFA 2024-102 SAIL And HOME-ARP Financing For Smaller Permanent Supportive Housing Developments For Persons With Special Needs was issued on December 7, 2023 with an anticipated Application Deadline of March 21, 2024.
- d) RFA 2024-206 HOME And SAIL Financing for Live Local Rural Areas of Opportunity in Hurricane Recovery Areas was issued on January 23, 2024 with an anticipated Application Deadline of February 14, 2024.
- e) The workshop for RFA 2024-305 Community Development Block Grant-Disaster Recovery (CDBG-DR) Financing For Affordable Housing Developments Located In Hurricane Sally Impacted Areas was held on January 17, 2024.

2. Live Local Act Updates

- a) A 2nd workshop regarding RFA 2024-214 SAIL funding for Live Local Redevelopment (Section 420.50871, F.S.) was held on January 30, 2024.
- b) A conceptual workshop regarding RFA 2024-215 SAIL Financing for Developments Near Military Installations Pursuant to the Live Local Act Section 420.50871, F.S. was held on January 18, 2024.

NATURAL DISASTER UPDATES

Information

VII. NATURAL DISASTER UPDATES

A. Hurricane Idalia

1. Background/Present Situation:

- a) Florida Housing had 238 developments with 1,459 residential buildings comprised of 22,024 units in our portfolio located in the 16 counties declared by FEMA as a major disaster due to Hurricane Idalia.
- b) Of the 23 developments originally reporting damage levels from extensive to limited, there are eight (8) properties with work to be completed as of 12/31/2023. Those same developments have a total of 8 displaced households as of 12/31/2023.
- c) A summary of the status of developments within Florida Housing's portfolio that sustained damage from Hurricane Idalia and have not completed all repair work is attached as [Exhibit A](#).

B. Hurricane Nicole

1. Background/Present Situation:

- a) On November 10, 2022, Hurricane Nicole made landfall near Vero Beach. FEMA declared six (6) counties eligible for Individual Assistance (IA). Florida Housing had 176 developments with 848 buildings comprised of 17,814 units in our portfolio located in the 6 FEMA IA declared counties. All restoration work at the seven (7) developments reporting either moderate or limited damage to residential buildings or accessory buildings from Hurricane Nicole, has been completed.
- b) The Florida Legislature appropriated \$90 million to the Rental Recovery Loan Program (RRLP) to provide rental housing in areas of the state hardest hit by Hurricanes Ian and Nicole. Housing Credit and RRLP Requests for Applications (RFA) 2023-108 was issued April 11, 2023 and RRLP RFA 2023-304 was issued April 12, 2023. In addition, the Board authorized staff to issue HOME RFA 2022-206 and approved funding for seven (6) developments allocating more than \$36 million of Home Investment Partnerships Program funding.
- c) The current status of Hurricanes Ian and Nicole related RFAs and developments awarded funding through those RFAs is attached as [Exhibit B](#).

C. Hurricane Ian

1. Background/Present Situation:

- a) Florida Housing had 1,056 developments with 6,833 buildings comprised of 132,196 units in our portfolio located in the 26 counties declared a major disaster due to Hurricane Ian.
- b) Of the eighteen (18) developments that reported catastrophic, extensive, or moderate damage, there are five (5) developments with work to be completed. Those developments have a total of nine (9) displaced households as of 12/31/2023.

NATURAL DISASTER UPDATES

Information

- c) A summary of the status of developments within Florida Housing's portfolio that sustained damage from Hurricane Ian and have not completed all repair work is attached as [Exhibit C](#).

D. Hurricane Eta

1. Background/Present Situation:

- a) Damage reports received indicated limited to moderate damage to roofs and windows combined with limited landscape damage. Of the 34 properties that sustained damage, 33 have completed all repair work as of December 31, 2021. Thirty (30) households were displaced due to flooding at Glorieta Gardens in Opa-Locka, Miami-Dade County. As of 12/31/2023, management reported one (1) unit remained out of service.
- b) A summary of the status of developments within Florida Housing's portfolio that sustained damage from Hurricane ETA and have not completed all repair work is attached as [Exhibit D](#).

SINGLE FAMILY HOMEBUYER PROGRAMS

Information

VIII. SINGLE FAMILY HOMEBUYER PROGRAMS

A. Single Family Homebuyer Program

1. Background/Present Situation:

- a) Florida Housing's Homebuyer Loan Programs provide assistance to eligible homebuyers by offering competitive, 30-year, fixed-rate mortgages together with down payment and closing cost assistance (DPA). Currently, we have four active first mortgage programs; the Florida First Government Loan Program (Government Loan Program), the Fannie Mae HFA Preferred Conventional Loan Program (HFA Preferred), the Freddie Mac HFA Advantage Conventional Loan Program (HFA Advantage), the Florida Hometown Heroes Housing Loan Program (Hometown Heroes).
- b) The Government Loan Program offers borrowers a 30-year, fixed-rate mortgage using all approved government-insured loan types. These include Federal Housing Administration (FHA) loans, U.S. Department of Veteran Affairs (VA) loans, and U.S. Department of Agriculture-Rural Development (RD) loans. This program is funded through both traditional mortgage revenue bond sales as well as by the sale of Mortgage-Backed Securities (MBS) into the secondary markets.
- c) The HFA Preferred and HFA Advantage programs offer first mortgage loan products developed specifically for state housing finance agencies. These programs are offered both as bond financed products as well as forward delivery "To Be Announced" (TBA) products in conjunction with our TBA Program administrator, Hilltop Securities. Single Family Program Staff sets daily mortgage interest rates for the TBA loans based upon prevailing market rates and predetermined profitability goals. The conventional loans, originated by participating lenders, offer borrowers 30-year, fixed rate mortgages. Borrowers at or below 80% of the area median income (AMI) benefit from lower mortgage insurance costs on these loans when compared to other conventional mortgage products, as well as similar government-insured loans such as FHA.
- d) The Live Local Act was signed into law on March 29, 2023, by Governor DeSantis. It provided an additional \$100 million in funding to the Hometown Heroes Loan Program. The new changes took effect with new reservations made on or after July 3, 2023. These changes include that eligible borrowers no longer must work in specific occupations. Instead, they must work for a company or business that has a physical location in Florida and work a minimum of 35 hours per week. Additionally, the assistance amount was increased to a maximum of \$35,000. As of August 22, 2023, the funds were fully committed. At the October 2023 Board Meeting, the Board authorized an additional \$36 million of DPA funding for Hometown Heroes. The new money was rolled out on November 6, 2023, and these additional funds were fully reserved by December 20, 2023.
- e) In addition to Hometown Heroes, Florida Housing offers qualified homebuyers other DPA products, as well. Our Florida Assist loan is a 0% interest, non-amortizing, deferred payment loan in the amount up to \$10,000. This second mortgage program serves homebuyers with an AMI of up to 120%, adjusted for household size. It is repayable in the event the home is sold, refinanced, the deed is transferred, or the home is no longer the borrower's primary residence.

SINGLE FAMILY HOMEBUYER PROGRAMS

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- f) The HFA Preferred PLUS and the HFA Advantage PLUS programs offer 3%, 4% and 5% of the first mortgage loan amounts in DPA as forgivable second mortgage loans. These loans are forgiven 20% annually over a 5-year period unless the home is sold, refinanced, the deed is transferred, or is no longer the borrower's primary residence. If any of these actions occur prior to the 5-year forgiveness period, any unforgiven balance becomes due and payable.
- g) We also offer an amortizing second mortgage product, the Homebuyer Loan Program (HLP) Second Mortgage. This product is offered across all our first mortgage programs and provides up to \$10,000 of assistance at a 3% fixed interest rate and is repaid in monthly payments over 15 years.
- h) Single Family Program Staff offers a three-hour, Department of Business and Professional Regulation (DBPR)-approved continuing education (CE) course for realtors. Realtors who attend these classes receive a general three-hour CE credit while learning about our Homebuyer Loan Programs and other affordable housing programs available to their potential homebuyers. Florida Housing has permanent approval from DBPR to offer the class via webinar (online) format. We have found this format to be highly effective in attracting more realtors to the classes while also eliminating travel costs. Instead of offering individual classes to specific realtor boards, we are now contacting all boards and making them aware that we are offering these classes statewide twice each month. So far, we are seeing this both effective in reaching our realtor partners while freeing up staff time to devote to program support and lender management. Since our last Board Report, we have conducted two classes using this format that were attended by 286 realtors.
- i) Single Family Program Staff periodically conducts telephonic and webinar trainings for lender partners throughout the state. Lender trainings generally consist of program requirements and recent updates, system training with our compliance administrator (eHousingPlus) and first mortgage and servicer requirements and updates with our master servicer, Lakeview. Together, Florida Housing, eHousingPlus and Lakeview will provide lenders with information to better assist with the origination, delivery, and purchase of first and second mortgages originated through our Homebuyer Loan Program.
- j) Additionally, we partner with other stakeholders such as mortgage insurance (MI) providers and the Government-Sponsored Enterprises (GSEs), Fannie Mae and Freddie Mac, to better educate and inform our Participating Lenders of recent industry changes. We recently conducted a Zoom presentation with the Tampa Bay MBA where we reviewed the tremendous success of the program in their market. Over 70 loan officers attended remotely.

SINGLE FAMILY HOMEBUYER PROGRAMS

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2023 HOMEBUYER LOAN PROGRAMS ORIGINATIONS

	2022 HLP Program Totals	2023 HLP Program Totals	2023 HLP Government Loan Programs Totals	2023 HLP Conventional Loan Programs Totals
Average 1st Mortgage Loan Amount	\$249,693	\$289,043	\$291,875	\$283,824
Average Acquisition Price	\$259,022	\$305,116	\$301,290	\$312,166
Average DPA Amount	\$11,832	\$14,272	\$14,255	\$14,303
Average Compliance Income	\$68,916	\$83,249	\$83,142	\$83,448
County Area Median Income %	70%	72%	70%	74%
Total Purchased 1st Mortgage Loan Amounts	\$1,378,488,464	\$3,836,624,621	\$2,511,663,567	\$1,324,961,053
Total # of Units	5,533	13,291	8,616	4,675

2023 TOP 10 COUNTIES FOR HOMEBUYER LOAN PROGRAMS ORIGINATIONS

County	Loan Count	Loan Amount	DPA
Duval	1,024	\$255,972,948.70	\$12,842,246.00
Broward	955	\$329,789,704.12	\$16,525,737.00
Miami-Dade	849	\$331,617,546.08	\$16,376,610.00
Hillsborough	797	\$245,164,176.30	\$11,927,502.00
Polk	789	\$209,853,959.14	\$10,219,663.00
Palm Beach	639	\$204,839,960.36	\$10,230,655.00
Lee	594	\$182,395,788.61	\$8,880,258.00
Pasco	593	\$158,694,792.22	\$7,736,244.00
Volusia	581	\$156,942,400.31	\$7,665,141.00
Orange	576	\$175,587,880.33	\$8,666,684.00

DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION
AND RESULTS OF OPERATIONS

Results of Operations for the eleven months ending November 2023

The budget to actual analysis for the eleven months ending November 2023 shows a net of revenues over expenses in the amount of \$4,225,679. Variances of note compared to the budget are as follows:

REVENUES

Investment Income (Line 1) is over budget by \$2,530,185. The budget was based on prior year average performance and a conservative projection of current year performance. Returns have been greater than expected.

Program Fees (Line 2) are \$1,171,208 under budget primarily due to lower than anticipated earnings from the SF TBA market. The collection of these fees is difficult to forecast and are affected by fluctuations in the market.

Other Income (Line 4) is \$443,049 over budget due to receipts of bond program extension fees greater than anticipated due to MBS activity in conjunction with the Hometown Heroes program.

SALARIES & BENEFITS

Total Salaries & Benefits are favorable to the budget by \$759,218 primarily due to a vacancy rate greater than budgeted.

OPERATING EXPENSES

Board Meetings (Line 3) are \$36,027 over budget due to higher costs than anticipated for the January and June board meetings, as well as expenses for the special board meeting in February that were not included in the original budget. This item is expected to be over budget at year end.

Capital Expenses (Line 5) are under budget by \$315,307 due to the timing of planned purchases of computer software and equipment. This item is expected to be under budget at year end.

Conferences & Seminars (Line 7) are \$135,854 under budget due to the timing of planned conferences, schedule conflicts, and efforts to control operating expenses. This item is expected to be under budget at year end.

Legal Fees (Line 10) are \$430,916 under budget due to fewer hearings and less than anticipated use of outside counsel primarily in the Multifamily programs. This item is expected to be under budget at year end.

Professional Fees (Line 15) are \$133,898 under budget primarily due to the timing of expenses related to Prolink and Onbase development projects. This item is expected to be under budget at year end.

Program Administration (Line 16) is \$1,222,418 under budget primarily due to the timing of compliance monitoring, credit underwriting and servicer fees in various programs. This item is expected to be under budget at year end.

Systems Maintenance, Support and Services (Line 19) are \$54,528 under budget primarily due to timing of planned maintenance on various hardware and software components. This item is expected to be under budget at year end.

Travel Expenses (Line 21-27) are \$184,453 under budget due to timing of planned travel and efforts to control operating expenses. This item is expected to be under budget at year end.

Total Operating Expenses year-to-date are favorable to the budget by \$2,607,688.

**FLORIDA HOUSING FINANCE CORPORATION
OPERATING BUDGET TO ACTUAL SUMMARY
PERIOD ENDING November 30, 2023**

	2023 BUDGET YTD	2023 ACTUAL YTD	2023 VARIANCE YTD	2023 APPROVED ANNUAL BUDGET
REVENUES				
1. Investment Income	3,509,000	6,039,185	2,530,185	3,828,000
2. Program Fees	15,023,503	13,852,295	(1,171,208)	16,799,285
3. Administrative Fees	8,722,087	8,736,696	14,609	80,000
4. Other Income	73,337	516,386	443,049	11,950,824
TOTAL REVENUES	27,327,927	29,144,562	1,816,635	32,658,109
EXPENSES				
SALARIES & BENEFITS				
1. Salaries & Benefits	16,372,738	15,613,520	759,218	18,385,000
TOTAL SALARIES & BENEFITS	16,372,738	15,613,520	759,218	18,385,000
OPERATING EXPENSES				
1. Advertising, Marketing & Public Outreach	94,201	56,007	38,194	96,015
2. Bank Charges & Other Fees	48,150	21,952	26,198	52,444
3. Board Meetings	66,120	102,147	(36,027)	79,140
4. Books & Subscriptions	62,835	44,839	17,996	66,334
5. Capital Expenses	325,000	9,693	315,307	325,000
6. Furniture, Equipment & Computer Expenses	914,150	920,605	(6,455)	940,750
7. Conferences & Seminars	195,760	59,906	135,854	198,358
8. Corporate Insurance	290,000	285,292	4,708	307,550
9. General & Administrative Expenses	19,585	10,698	8,887	20,974
10. Legal Fees	641,713	210,797	430,916	695,102
11. Membership Dues	85,159	75,984	9,175	85,434
12. Office Supplies	13,216	5,988	7,228	13,916
13. Postage	21,868	10,066	11,802	23,532
14. Printing & Reproduction	14,950	6,047	8,903	18,066
15. Professional Fees	1,462,978	1,329,080	133,898	1,836,904
16. Program Administration	5,702,647	4,480,229	1,222,418	7,205,192
17. Rent	763,534	763,463	71	833,638
18. Repair & Maintenance	2,039	1,404	635	2,609
19. Systems Maintenance, Support and Services	388,840	334,312	54,528	412,630
20. Telephone	84,253	76,904	7,349	91,530
21. Travel - Board Members	57,964	29,095	28,869	63,730
22. Travel - Staff to Board Meetings	48,451	47,777	674	50,405
23. Travel - Reviews/Monitoring	11,960	3,610	8,350	31,595
24. Travel - FHFC Workshops	13,668	3,041	10,627	16,589
25. Travel - Staff Development	227,871	124,352	103,519	272,398
26. Travel - Marketing/Public Outreach	36,083	9,333	26,750	52,854
27. Travel - Other	10,506	4,842	5,664	17,494
28. Workshops	309,550	277,900	31,650	316,250
TOTAL OPERATING EXPENSES	11,913,051	9,305,363	2,607,688	14,126,433
TOTAL EXPENSES	28,285,789	24,918,883	3,366,906	32,511,433
REVENUES OVER EXPENSES	(957,862)	4,225,679	5,183,541	146,676

Guarantee Program Portfolio

(as of December 31, 2023)

Property Name Location	Developer	Issuer Closing Date	Total Units	1st Mortgage		HUD Risk- Share?	GF exposure of mtg guarantee	(\$ share	SAIL	SMI	SAIL ELI	Projected refinance closing date	Comments / Refl Status
				Current Bal.	Debt/Unit								
Vista Palms		Lee Cnty											
1) Lehigh Acres	Creative Choice	6/20/2001	229	\$4,761,821	\$20,794	N	\$4,761,821		\$2,000,000	\$392,788	\$3,450,000		<p>July 2013: initiated contact with borrower re: refinancing. Oct 2016: borrower selling property, negotiating contract, advised borrower of requisite FHFC approval for SAIL/SAIL subordination, SMI pay-off, etc. Jan 2017: Borrower meeting with buyer to revise timeline. Aug 2017: appraisal and DSC issues; closing postponed. Dec 2017: closing postponed. October 2018: possibly closing 1st qtr 2019. Borrower hopes to be on the December Lee County HFA meeting to vote on bond issuance for the refinancing. November 2018: C underwriter has been assigned. Lee County will not have bond allocation until 2019. Operating proformas and letters of interest from lender and syndicators submitted by borrower are stale. Jan 2019: Underwriters had a status call with borrower 12/11/18 but have not received any due diligence items since that call. 3/6/19 Lee County commissioners approved the TEFRA Hearing for their bond issuance. May 2019: The borrower submitted a letter of intent for a Key Bank/Fannie Mae financing structure. The Credit Under review of the due diligence items that have been submitted but there remains a great deal of information still outstanding. July 2019: Some of the due diligence items have been submitted. Updated due diligence list was sent to Creative Choice on 10/16. No updated items have been received. June 2020: Borrower anticipates selling or refinancing the development within the next year. September 2020, Received a letter of intent from a potential purchaser for the property. Requested follow up information but have not received. Presume the potential purchaser is no longer interested. February 2021: Special Assets had conference call with potential purchaser, owner representative and bond counsel regarding potential purchase to take place by 3rd quarter of 2021. July 2021: The potential purchaser contacted the county for local bonds for the acquisition of Vista Palms but not submitted an application. Sept 2021: The potential purchaser communicated that he was still interested in acquiring Vista Palms but has not taken any affirmative steps in direction. Nov. 2021: The potential purchaser has not taken any affirmative steps towards the purchase of Vista Palms. As of 12/23/2021, the potential purchaser advised the submitted a tax-exempt bond application to Lee County HFA for the financing of the potential acquisition. As of Feb 2022, the Lee County HFA bond application was received reviewed. By letter dated 3/8/22, Lee County advised the potential purchaser that they are deferring any further review of the application for bond financing due to the developer having matured SAIL and SMI loans, 'Glorieta Gardens' outstanding physical deficiencies as well as other issues. On 6/2/2022, Lee County, the underwriter and special assets call with the proposed purchaser and parties representing the owner. The proposed purchaser will be submitting a revised tax-exempt bond application to Lee County HFA. The potential purchaser informed FHFC that he would not be submitting an application to Lee County but would submit a non-competitive (NC) bond application to Florida Housing acquisition/rehabilitation of Vista Palms. A check for the application and TEFRA fees was received 10/12/2022. The NC bond application was received 10/18/2022. Nov 2022 bond application was under review. Jan 2023: Program staff informed the applicant of needed corrections to cure the application. Feb 2023: Staff has reviewed corrections submitted by the Applicant and relayed comments, however, more corrections are still required to cure the application. Mar 2023: Staff reviewed corrections submitted by the Applicant and relayed comments, however, more corrections are still required to cure the application and that information has been relayed to the applicant. Staff received a 3rd revised application on 4/7/2023 and relayed comments on 4/14/2023 regarding the corrections that are required. May 2023: On 5/15/2023, Staff received responses to the corrections provided on 4/14/2023, however, more corrections are required to cure the application and staff relayed outstanding issues to the Applicant on 5/22/2023. After receiving responses from applicant and staff responses, received revised applications on 6/1/2023, 6/14/23 and 6/28/23. Staff anticipates furnishing comments on most recent revision 7/7/2023. 1 revised application submitted on 6/28/23 was reviewed and deemed final and complete. An invitation to enter credit underwriting was extended on 8/2/23 and accepted by the applicant on 8/8/23. An acknowledgement resolution was approved at the 9/8/23 Board meeting. As of 10/9/23, Applicant has not remitted funds in order for underwriter to enter 3rd party reports (appraisal, capital needs assessment, property condition assessment, etc.). As of 11/29/23, funds were received to engage 3rd party report providers (except Plan and Cost Review) on 11/17/23. No other underwriting due diligence has been provided since submission of the application. As of 1/18/24, the CNA has been received and reviewed, market study and appraisal were very recently received but have not yet been reviewed. GC contract has not been received.</p>
GF Total Commitments:							\$4,761,821						

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

December 20, 2023

Mr. Tim Kennedy
Multifamily Loans & Bonds Director
Florida Housing Finance Corporation
City Centre Building
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

Re: The Canopy at West River Towers 3 & 4 f/k/a WRDG T4 Phase Two – SAIL, ELI, & NHTF RFA 2022-205 (2023-161SN) / 4% HC 2022-541C
Credit Underwriting Report (“CUR”) Update Letter – Change to the final CUR dated December 4, 2023 to approve an increase in the Permanent First Mortgage Loan

Dear Mr. Kennedy:

Seltzer Management Group, Inc. (“SMG” or “Seltzer”) is in receipt of correspondence December 13, 2023 from WRDG T4 Phase Two, LP (“Borrower”) requesting Florida Housing Finance Corporation’s (“FHFC” or “Florida Housing”) consent to increase the permanent first mortgage loan for the above referenced transaction. At your direction, SMG has reviewed the request and formulated a recommendation. Seltzer’s findings are presented below.

The CUR dated December 4, 2023, for the above referenced development was approved at the December 15, 2023, FHFC Board meeting and is scheduled to close on December 21, 2023. The Borrower requests that FHFC consent to an increase in the permanent first mortgage loan amount provided by Specialty Finance Group (“SFG”) from \$22,975,000 to \$24,750,000, for a difference of \$1,775,000 since the CUR. At conversion the new first mortgage will paydown the outstanding tax-exempt loan issued by \$17,250,000.

The terms and conditions of the permanent first mortgage loan will remain consistent with terms as described in the CUR. The CUR contemplated an interest rate of 6.32%. However, the interest rate was locked on December 18, 2023, at 5.79%. The term of the loan is 18 years amortized over a 40-year period, with a maturity date of April 1, 2045.

The annual MMRB Issuer Fees, Trustee Fees, Permanent Loan Servicing Fees, and Compliance Monitoring Fees are reflected in the operating pro forma. Conversion requirements include confirmation that all labor and materials for which disbursements have been requested have been incorporated into the Improvements or suitably stored upon the Mortgaged Property in accordance with reasonable and standard building practices, the Continuing Covenant Agreement and all applicable laws, ordinances, rules and regulations of any governmental authority having jurisdiction over the Mortgaged Property. In addition, the materials, supplies and equipment furnished or installed cannot be subject to any Lien or security interest or funds to be disbursed pursuant to the Disbursement Request cannot be used to satisfy any such Lien or security interest.

Mr. Tim Kennedy
Canopy at West River Towers 3 & 4
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Revised Permanent Financing Sources

Please note that in the following table, the CUR column reflects the Permanent Financing Sources as reflected in the CUR.

Source	Lender	CUR	Revised Applicant	Underwriter	Interest Rate	Amort. Yrs.	Term Yrs.	Annual Debt
First Mortgage	SFG - HFAHC MMRN	\$22,975,000	\$24,750,000	\$24,750,000	5.79%	40	18	\$1,590,869
Second Mortgage	SWAP Mortgage	\$0	\$0	\$0	5.79%	N/A	18	\$0
Third Mortgage	FHFC - SAIL	\$2,000,000	\$2,000,000	\$2,000,000	1.00%	N/A	18	\$20,000
Fourth Mortgage	FHFC - SAIL ELI	\$750,000	\$750,000	\$750,000	0.00%	N/A	18	\$0
Fifth Mortgage	FHFC - NHTF	\$1,450,000	\$1,450,000	\$1,450,000	0.00%	N/A	30	\$0
Sixth Mortgage	Sellers Note	\$1,053,766	\$1,053,766	\$1,053,766	4.83%	N/A	30	\$50,897
Seventh Mortgage	THA - RAP Loan	\$1,415,810	\$1,415,810	\$1,415,810	4.83%	N/A	30	\$68,384
Grant	City of Tampa	\$75,000	\$75,000	\$75,000				
HC Equity	BofA	\$31,013,296	\$30,530,564	\$30,530,564				
Def. Developer Fee	Developer	\$7,992,265	\$6,216,966	\$6,170,297				
HC Reimbursements	BofA	\$0	\$92,900	\$92,900				
Total		\$68,725,137	\$68,335,006	\$68,288,337				\$1,730,149

Changes to the Permanent Sources:

1. Total Development Costs decreased from \$68,725,137.00 to \$68,288,337.16, a difference of \$436,799.84, primarily due to the decreases in Construction Loan Interest.
2. Deferred Developer Fee has decreased by \$1,821,968 from \$7,992,265 to \$6,170,297, due to the changes in the first mortgage permanent loan amount.
3. HC Reimbursements were added to the transaction as a source. Per the Draft Amended and Restated Limited Partnership Agreement dated December 21, 2023, this is an Expense Reimbursement Contribution provided by the Limited Partner to be paid concurrent with the payment of the First Equity Installment to pay or reimburse expenses of the Investor Limited Partner.
4. Per the Draft Amended and Restated Agreement of Limited Partnership dated December 21, 2023 ("A&R LPA"), the Total Capital Contributions decreased by \$482,732 from \$31,013,296 to \$30,530,564, as reflected below.

Revised Housing Credit Equity Investment

Per the A&R LPA, equity will be provided as follows:

Capital Contributions	Amount	Percent of Total	When Due
1st Installment	\$4,579,585	15.00%	Closing
2nd Installment	\$1,526,529	5.00%	50% Completion
3rd Installment	\$3,053,057	10.00%	90% Completion
4th Installment	\$20,871,393	68.36%	Conversion
5th Installment	\$500,000	1.64%	8609s
Total	\$30,530,564	100.00%	

Mr. Tim Kennedy
Canopy at West River Towers 3 & 4
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Annual Tax Credits per Syndication Agreement:	\$3,265,030
Total HC Available to Syndicator (10 years):	\$32,647,035
Syndication Percentage (investor member interest):	99.990%
Calculated HC Exchange Rate (per dollar):	\$0.94
Proceeds Available During Construction:	\$9,159,171

The first installment, in the amount of \$4,579,585, or 15.00% of the total net equity, meets the RFA requirement that 15% of the total equity must be contributed at or prior to the closing.

Revised Operating Pro forma

OPERATING PRO FORMA		ANNUAL	PER UNIT	
INCOME	Gross Potential Rental Income	\$3,934,308	\$20,927	
	Other Income:			
	Miscellaneous	\$47,000	\$250	
	Gross Potential Income	\$3,981,308	\$21,177	
	Less:			
	Physical Vacancy Loss - Percentage: 2.0%	(\$79,626)	(\$424)	
Collection Loss - Percentage: 1.0%	(\$39,813)	(\$212)		
Total Effective Gross Revenue		\$3,861,869	\$20,542	
EXPENSES	Fixed:			
	Real Estate Taxes	\$327,612	\$1,743	
	Insurance	\$282,000	\$1,500	
	Variable:			
	Management Fee - Percentage: 4.0%	\$154,475	\$822	
	General and Administrative	\$84,600	\$450	
	Payroll Expenses	\$263,200	\$1,400	
	Utilities	\$141,000	\$750	
	Marketing and Advertising	\$9,400	\$50	
	Maintenance and Repairs	\$69,560	\$370	
	Contract Services	\$71,440	\$380	
	Other-Association Fee	\$35,000	\$186	
	Reserve for Replacements	\$56,400	\$300	
	Total Expenses		\$1,494,687	\$7,950
	Net Operating Income		\$2,367,182	\$12,591
	Debt Service Payments			
DEBT SERVICE	First Mortgage - SFG - HFAHC MMRN	\$1,529,980	\$8,138	
	Second Mortgage - SWAP Mortgage	\$0	\$0	
	Third Mortgage - FHFC - SAIL	\$20,000	\$106	
	Fourth Mortgage - FHFC - SAIL ELI	\$0	\$0	
	Fifth Mortgage - FHFC - NHTF	\$0	\$0	
	Sixth Mortgage - Sellers Note	\$50,897	\$271	
	All Other Mortgages -	\$68,384	\$364	
	First Mortgage Fees - SFG - HFAHC MMRN	\$71,788	\$382	
	Second Mortgage Fees - SWAP Mortgage	\$0	\$0	
	Third Mortgage Fees - FHFC - SAIL	\$6,023	\$32	
	Fourth Mortgage Fees - FHFC - SAIL ELI	\$3,855	\$21	
	Fifth Mortgage Fees - FHFC - NHTF	\$4,648	\$25	
	Sixth Mortgage Fees - Sellers Note	\$0	\$0	
	All Other Mortgages Fees -	\$0	\$0	
Total Debt Service Payments		\$1,755,575	\$9,338	
Cash Flow After Debt Service		\$611,607	\$3,253	

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Debt Service Coverage Ratios		
DSC - First Mortgage plus Fees		1.478
DSC - Second Mortgage plus Fees		1.478
DSC - Third Mortgage plus Fees		1.454
DSC - Fourth Mortgage plus Fees		1.451
DSC - Fifth Mortgage plus Fees		1.447
DSC - Sixth Mortgage plus Fees		1.348
DSC - All Mortgages and Fees		1.348
Financial Ratios		
Operating Expense Ratio		38.7%
Break-Even Ratio		81.8%

Changes to the Operating Pro Forma and Ratios:

1. Seltzer is in receipt of an appraisal from Walter Duke + Partners (“WDP”) dated December 8, 2023. WDP indicated The Canopy at West River Towers 3 & 4 will achieve Maximum 2023 Allowable HC Rents.
2. The Development will receive RAD/HAP and Section 8 rents from HUD, which equates to the Gross Potential Rental Income as shown in the operating pro forma above. The Development will receive rental assistance via a HAP Contract for 61 units. The Development will also have 60 units that receive Project Based Rental Vouchers. For purposes of income averaging, the balance of the units will be set-aside for tenants earning 80% or less of AMI.

A rent roll for the Development is illustrated in the following table:

Hillsborough County (Tampa - St. Petersburg - Clearwater MSA)

Bed Rooms	Bath Rooms	Units	Square Feet	AMI%	Low HOME Rents	High HOME Rents	Gross HC Rent	Utility Allow.	Net Restricted Rents	PBRA Contr Rents	Applicant Rents	Appraiser Rents	CU Rents	Annual Rental Income
1	1.0	5	653	22%			\$358	\$122	\$236		\$237	\$1,773	\$236	\$14,160
1	1.0	14	653	30%			\$489	\$163	\$326	\$1,773	\$1,773	\$1,773	\$1,773	\$297,864
1	1.0	2	653	80%			\$1,305	\$163	\$1,142	\$1,773	\$1,773	\$1,773	\$1,773	\$42,552
1	1.0	67	653	80%			\$1,305	\$163	\$1,142	\$1,773	\$1,182	\$1,183	\$1,773	\$1,425,492
2	1.0	9	977	30%			\$587	\$210	\$377	\$1,137	\$1,137	\$1,137	\$1,137	\$122,796
2	1.0	7	977	40%			\$783	\$210	\$573	\$1,137	\$1,137	\$1,137	\$1,137	\$95,508
2	1.0	11	977	40%			\$783	\$210	\$573	\$2,089	\$2,089	\$2,089	\$2,089	\$275,748
2	1.0	28	977	80%			\$1,566	\$210	\$1,356	\$2,089	\$2,089	\$2,089	\$2,089	\$701,904
3	2.0	4	1,175	30%			\$678	\$257	\$421	\$1,517	\$1,517	\$1,517	\$1,517	\$72,816
3	2.0	17	1,175	40%			\$904	\$257	\$647	\$1,517	\$1,517	\$1,517	\$1,517	\$309,468
4	2.0	4	1,544	30%			\$756	\$303	\$453	\$2,000	\$2,000	\$2,000	\$2,000	\$96,000
4	2.0	20	1,544	40%			\$1,009	\$303	\$706	\$2,000	\$2,000	\$2,000	\$2,000	\$480,000
		188	172,930											\$3,934,308

3. Seltzer received the Draft RAD Conversion Commitment Amendment 1, which updated the HAP rents. Annual Rental Income increased from \$3,494,004 to \$3,934,308, a difference of \$440,304.
4. The First Mortgage plus Fees Debt Service Coverage (“DSC”) ratio in the CUR increased from 1.227x to 1.478x to 1.00. The DSC for the first mortgage, swap second mortgage and SAIL third mortgage increased from 1.207x to 1.454x to 1.00.
5. Other operating expense estimates are based on comparable properties and are supported by the appraisal.

Mr. Tim Kennedy
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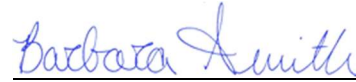
Conclusion

SMG concludes that the increase in the permanent first mortgage loan in the amount \$24,750,000, from SFG will not adversely impact the transaction and/or FHFC's security position. Accordingly, SMG provides this analysis for FHFC's consideration to approve the Borrower's request, subject to the following:

- Review and approval of all loan documents consistent with the terms outlined above by FHFC Housing, it's Legal Counsel and Servicer.
- All closing conditions in the CUR must be met.
- Any other due diligence required by FHFC, its legal counsel and Servicer.

Should you have any questions please feel free to contact me directly.

SELTZER MANAGEMENT GROUP, INC.



Barbara Smith

Associate Credit Underwriter



December 22, 2023

Mr. Tim Kennedy
Multifamily Loans & Bonds Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-3291

Re: Baytown Apartments (“Development”) – Grant Funding and Competitive 9% Housing Credits (“HC”) RFA 2021 -108 (2021-324CG / 2023-011CGA) and Invitation to Participate (“ITP”) 2022 HOME-ARP Construction Housing Inflation Response Program (“CHIRP”)

Credit Underwriting Report Update Letter (“CUR Update Letter” or “CUL”) – Changes to the Final Credit Underwriting Report, dated September 8, 2022 (“Final CUR”) and Closing Letter, dated May 4, 2023, to include additional soft debt from Hillsborough County which will be subordinate to the HOME-ARP and to reduce the Grant Funding

Dear Mr. Kennedy,

First Housing Development Corporation of Florida (“FHDC”, “First Housing”, or “Servicer”) received a draft letter, dated September 7, 2023, from a representative of Baytown Apartments, LLC (“Borrower” or “Applicant”), requesting Florida Housing Finance Corporation (“FHFC” or “Florida Housing”) approve the subordination of additional soft debt in the amount of \$1,548,000 from Hillsborough County. The Hillsborough County soft debt will be subordinate to the FHFC HOME-ARP CHIRP.

On behalf of Florida Housing, First Housing has performed certain due diligence and formulated a recommendation and closing conditions which are contained at the end of this CUR Update Letter. For the purposes of this analysis, First Housing has reviewed the following:

- Final CUR.

- Servicer Closing Letter and Final Sources & Uses / Construction Draw Schedule, dated May 4, 2023.
- Draft Request Letter, dated September 7, 2023.
- Grant Security and Repayment Note, dated May 4, 2023, from Florida Housing.
- HOME-ARP Promissory Note, dated May 4, 2023, from Florida Housing.
- Placeholder Promissory Note, dated May 4, 2023, from CDS Monarch, Inc. in the amount of \$40,000.
- Placeholder Promissory Note, dated May 4, 2023, from CDS Monarch, Inc. in the amount of \$100.

Background

The Development is located at Montague St., south of the intersection of Old Memorial Hwy and Montague St. Tampa, Florida 33635. The Development will consist of 30-units within one Garden style apartment building. The Development has committed to serving Persons with a Development Disabilities where at least 50% (15 units) of the total units must consist of Permanent Supportive Housing for Persons with Development Disabilities.

On May 4, 2023, the Borrower closed on the below Construction/Permanent Sources, which is based on the Final Sources & Uses / Construction Draw Schedule. According to an Inspection Field Report, dated September 11, 2023, the Development was approximately 16% complete.

CONSTRUCTION/PERMANENT SOURCES:			
Source	Lender	Construction	Permanent
FHFC - Grant	FHFC	\$1,200,000	\$1,200,000
FHFC - HOME-ARP CHIRP	FHFC	\$1,978,600	\$1,978,600
Local Government	Hillsborough County	\$40,000	\$40,000
HC Equity & CHIRP	Alliant & Alliant - CHIRP	\$11,021,846	\$11,934,941
GP Contribution	GP Contribution	\$200	\$200
Tax Prorations	N/A	\$3,462	\$3,462
Deferred Developer Fee	Invictus Development, LLC and CDS Monarch, Inc.	\$1,158,587	\$850,979
Operating Deficit Reserve	N/A	\$605,487	\$0
TOTAL		\$16,008,182	\$16,008,182

With the inclusion of the Hillsborough County Loan, the Sources would be as follows:

Sources Overview

Source	Lender	Construction	Permanent	Perm Loan/Unit
FHFC - Grant	FHFC	\$108,601	\$108,601	\$3,620
FHFC - HOME-ARP CHIRP	FHFC	\$1,978,600	\$1,978,600	\$65,953
Local Government Subsidy	Hillsborough County	\$40,000	\$40,000	\$1,333
Local Government Subsidy	Hillsborough County	\$1,548,000	\$1,548,000	\$51,600
HC Equity & CHIRP	Alliant & Alliant - CHIRP	\$11,021,846	\$11,935,041	\$397,835
GP Contribution	GP Contribution	\$100	\$100	\$3
Tax Prorations	N/A	\$3,462	\$3,462	\$115
Deferred Developer Fee	Invictus Development, LLC and CDS Monarch, Inc.	\$745,708	\$438,000	\$14,600
Operating Deficit Reserve	N/A	\$605,487	\$0	\$0
TOTAL		\$16,051,804	\$16,051,804	\$535,060

FHFC - Grant

First Housing reviewed a Grant Security and Repayment Note, dated May 4, 2023, where Baytown Apartments, LLC promises to pay to the order of Florida Housing the principal sum of \$1,200,000. According to the Note, the loan shall bear interest at 0%. The principal balance is non-amortizing during the term on the Note. The entire unpaid principal shall be due and payable after the 50-year loan term, on May 4, 2073. So long as the Development maintains its required set-asides for the 50-year program compliance period and complies with all other program requirements, the principal amount of the note may be forgiven and discharged in full in the sole discretion of Florida Housing. With the inclusion of the additional Hillsborough County funds, First Housing is estimating the Grant funds will be paid down and reduced by \$1,091,399 leaving a Grant amount of \$108,601.

The Compliance Monitoring Fee was paid in advance at closing in the amount of \$5,000.

FHFC – HOME-ARP CHIRP

First Housing reviewed a Promissory Note, dated May 4, 2023, where Baytown Apartments, LLC promises to pay to the order of Florida Housing the principal sum of \$1,978,600. The Note shall bear interest at 0%. The principal balance is non-amortizing during the term of the Note. The entire unpaid principal amount of the Note is due and payable after the 50-year loan term, on May 4, 2073. The Borrower has committed to set aside 8 HOME-ARP Assisted units. All HOME-

ARP Units must be set aside as Link Units for Persons with Special Needs who are referred by a Corporation-designated Special Needs Household Referral Agency. After 30 years, all of the HOME-ARP Units may convert to serve residents at or below the unit's original AMI; however, the Persons with Special Needs set-aside commitment must be maintained throughout the entire 50-year Compliance Period.

The Annual Permanent Loan Servicing Fee is based on 25 bps of the outstanding loan amount with a maximum of \$936 per month, subject to a minimum of \$236 per month and the Compliance Monitoring Fee is based on an annual multiple program fee of \$1,023.

Hillsborough County

As noted in the Closing Letter, the Hillsborough County loan in the amount of \$40,000 was not available at closing. A placeholder mortgage in the same amount was recorded at closing. First Housing reviewed a (Placeholder) Promissory Note, dated May 4, 2023, where Baytown Apartments, LLC promises to pay to the order of CDS Monarch, Inc. in the principal sum of \$40,000. The interest on the Note is 1% simple interest only payments to be paid annually in arrears out of available Net Cash Flow for a period of 50 years. Payment of any principal and interest accrued shall be due in full on May 4, 2073. First Housing received a draft Amended and Restated Promissory Note, between Baytown Apartments, LLC and Hillsborough County in the principal sum of \$40,000. The loan shall bear interest at 1% simple interest with payment paid annually out of available project cash flow for a period of 50 years from construction completion. The payment of the principal and interest accrued shall be due in full on February 28, 2075. Receipt of the final loan documents is a condition to close.

Hillsborough County

First Housing received a (Placeholder) Promissory Note, dated May 4, 2023, where Baytown Apartments, LLC promises to pay to the order of CDS Monarch, Inc. in the principal sum of \$100. The interest on the loan is 0%, with payment of principal due in full on May 4, 2026. First Housing received a draft Amended and Restated Promissory Note, between Baytown Apartments, LLC and Hillsborough County in the principal sum of \$1,548,000. The loan shall bear interest at 1% simple interest with payment paid annually out of available project cash flow for a period of 50 years. The payment of the principal and interest accrued shall be due in full on February 28, 2075. Receipt of the final loan documents is a condition to close.

Housing Credit Equity

First Housing reviewed the executed Amended and Restated Operating Agreement ("OA"), dated May 4, 2023. The Capital Contribution schedule below remains the same as reflected in the

Servicer Closing Letter; however, First Housing has included the \$100 Administrative Member Contribution within the 7th installment.

Capital Contributions	Amount	Percentage of Total	When Due
1st Installment	\$2,386,909	20.00%	Closing
2nd Installment	\$1,331,890	11.16%	20% Completion
3rd Installment	\$2,983,760	25.00%	40% Completion
4th Installment	\$3,988,687	33.42%	60% Completion
5th Installment	\$330,600	2.77%	90% Completion
6th Installment	\$834,915	7.00%	Completion and Cost Cert
7th Installment	\$78,280	0.66%	8609s
Total	\$11,935,041	100.00%	

Annual Credit Per Syndication Agreement	\$1,341,150
Calculated HC Exchange Rate	\$0.89
Limited Partner Ownership Percentage	99.99%
Proceeds Available During Construction	\$11,021,846

GP Contribution:

According to the OA, the Managing Member, Baytown Apartments MM, LLC, funded a capital contribution of \$100.

Tax Prorations:

The Closing Statement included \$3,462 for County Taxes from January 1, 2023 to May 4, 2023, to balance the sources and uses.

Deferred Developer Fee:

In order to balance the sources and uses during the permanent period, the Developer must defer \$438,000 or 30.00% of the total Developer Fee of \$1,460,000 (which does not include the Developer Fee which is funding the ODR). This meets the HOME-ARP CHIRP Requirement that the Borrower must defer at least 30% of their Developer Fee.

Uses of Funds

Please note the Applicant Costs column is based on the Final Sources & Uses / Construction Draw Schedule and the Revised Applicant Costs column is based on an updated Developer's budget throughout the CUL.

CONSTRUCTION COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
New Rental Units	\$7,551,705	\$7,551,705	\$7,551,705	\$251,724	\$0	\$0
Site Work	\$1,624,429	\$1,624,429	\$1,624,429	\$54,148	\$162,443	\$0
Constr. Contr. Costs subject to GC Fee	\$9,176,134	\$9,176,134	\$9,176,134	\$305,871	\$162,443	\$0
General Conditions	\$550,007	\$550,007	\$550,007	\$18,334	\$0	\$0
Overhead	\$179,149	\$179,149	\$179,149	\$5,972	\$0	\$0
Profit	\$550,553	\$550,553	\$550,553	\$18,352	\$0	\$0
General Liability Insurance	\$194,157	\$194,157	\$194,157	\$6,472	\$0	\$0
Total Construction Contract/Costs	\$10,650,000	\$10,650,000	\$10,650,000	\$355,000	\$162,443	\$0
Hard Cost Contingency	\$532,500	\$532,500	\$532,500	\$17,750	\$0	\$532,500
FF&E paid outside Constr. Contr.	\$25,000	\$25,000	\$25,000	\$833	\$0	\$25,000
Total Construction Costs:	\$11,207,500	\$11,207,500	\$11,207,500	\$373,583	\$162,443	\$557,500

Notes to the Total Construction Costs:

1. The Applicant has provided an executed construction contract, dated August 2, 2022. The contract is a Standard Form of Agreement between Baytown Apartments, LLC ("Owner") and The Diaz/Fritz Group, Inc. ("Contractor") where the basis of payment is the Cost of Work Plus a fee with a Guaranteed Maximum Price ("GMP") in the amount of \$10,650,000. The contract specifies a substantial completion date of not later than 402 calendar days from the date of commencement of work. The construction contract specifies a retainage in the amount of 10% per draw shall be held until the Development is 50% complete. At 50% completion, no additional retainage shall be held from the remaining draws. The GC Contract includes an Exhibit H regarding Pricing Increases. First Housing received an email from Melissa Levy on August 8, 2022, which indicates the exhibit is fine for FHFC's purposes.
2. The GC Fees are within the maximum 14% of hard costs allowed by the RFA and Rule Chapter 67-48. The GC Fee stated herein is for credit underwriting purposes only, and the final GC fee will be determined pursuant to the final cost certification process as per Rule Chapter 67-48.023, F.A.C.
3. First Housing estimated approximately 10% of the site work to be ineligible.
4. The GC Contract does not include any allowances.

5. Hard Cost Contingency is within 5% of total construction costs, as allowed for new construction developments by the RFA and Rule Chapter 67-48.

GENERAL DEVELOPMENT COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Accounting Fees	\$35,000	\$35,000	\$35,000	\$1,167	\$17,500	\$0
Appraisal	\$10,100	\$10,100	\$10,100	\$337	\$0	\$0
Architect's Fee - Landscape	\$6,500	\$6,500	\$6,500	\$217	\$0	\$0
Architect's Fee - Site/Building Design	\$165,000	\$165,000	\$165,000	\$5,500	\$0	\$0
Architect's Fee - Supervision	\$30,000	\$30,000	\$30,000	\$1,000	\$0	\$0
Building Permits	\$57,190	\$57,190	\$57,190	\$1,906	\$0	\$0
Builder's Risk Insurance	\$50,402	\$47,301	\$47,301	\$1,577	\$0	\$0
Engineering Fees	\$45,000	\$45,000	\$45,000	\$1,500	\$0	\$0
Environmental Report	\$34,458	\$34,458	\$34,458	\$1,149	\$0	\$34,458
FHFC Administrative Fees	\$73,763	\$73,763	\$73,763	\$2,459	\$73,763	\$0
FHFC Application Fee	\$3,000	\$3,000	\$3,000	\$100	\$3,000	\$3,000
FHFC Credit Underwriting Fee	\$24,567	\$24,567	\$30,356	\$1,012	\$30,356	\$30,356
FHFC Compliance Fee	\$223,041	\$223,041	\$223,041	\$7,435	\$223,041	\$0
Impact Fee	\$335,536	\$335,536	\$335,536	\$11,185	\$0	\$0
Lender Inspection Fees / Const Admin	\$35,000	\$35,000	\$35,000	\$1,167	\$0	\$0
Green Building Cert. (LEED, FGBC, NAHB)	\$16,500	\$16,500	\$16,500	\$550	\$0	\$0
Insurance	\$42,980	\$42,980	\$42,980	\$1,433	\$11,500	\$0
Legal Fees - Organizational Costs	\$227,241	\$227,241	\$227,241	\$7,575	\$85,000	\$0
Market Study	\$4,500	\$4,500	\$4,500	\$150	\$4,500	\$0
Marketing and Advertising	\$20,000	\$29,690	\$29,690	\$990	\$29,690	\$29,690
Plan and Cost Review Analysis	\$2,400	\$2,400	\$2,400	\$80	\$0	\$0
Property Taxes	\$6,163	\$4,513	\$4,513	\$150	\$4,513	\$0
Soil Test	\$9,702	\$9,702	\$9,702	\$323	\$0	\$0
Survey	\$24,300	\$24,300	\$24,300	\$810	\$0	\$2,430
Title Insurance and Recording Fees	\$69,654	\$64,801	\$64,801	\$2,160	\$6,480	\$0
Utility Connection Fees	\$124,445	\$124,445	\$124,445	\$4,148	\$0	\$0
Soft Cost Contingency	\$25,086	\$25,000	\$25,000	\$833	\$0	\$25,000
Total General Development Costs:	\$1,701,527	\$1,701,527	\$1,707,317	\$56,911	\$489,343	\$124,934

Notes to the General Development Costs:

1. The FHFC Credit Underwriting Fee includes an original underwriting fee of \$19,571, an update underwriting fee of \$4,996, and this CUL of \$5,789.
2. FHFC Compliance Fee of \$223,041 is based on the compliance fee calculator spreadsheet provided by FHFC.
3. The FHFC Administrative Fee is based on 5.5% of the recommended annual housing credit allocation.
4. The Applicant provided a Proposal, dated November 15, 2021, from Green Built Solutions, LLC. The Proposal is for consulting and certification services for Baytown Apartments in accordance with the National Green Building Standard ICC 700 2015 (Standard).

- Soft Cost Contingency is within 5% of the General Development Costs, less the contingency as allowed for new construction developments by the RFA and Rule Chapter 67-48.

FINANCIAL COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Other: FHFC Fees and Extension Fees	\$59,500	\$59,500	\$59,500	\$1,983	\$59,500	\$0
Other: FHFC Closing Costs	\$25,000	\$25,000	\$25,000	\$833	\$25,000	\$0
Other: FHFC Grant Commitment Fee	\$2,000	\$2,000	\$2,000	\$67	\$2,000	\$0
Total Financial Costs:	\$86,500	\$86,500	\$86,500	\$2,883	\$86,500	\$0
Dev. Costs before Acq., Dev. Fee & Reserves	\$12,995,527	\$12,995,527	\$13,001,317	\$433,377	\$738,286	\$682,434

Notes to the Financial Costs:

- The FHFC Fees and Extension Fees includes a Grant extension fee of \$12,000 and additional FHFC fees of \$35,000 related to the extension of HC's.
- FHFC Closing Cost of \$25,000 includes the Grant and HOME-ARP CHIRP Legal Counsel Fees of \$12,500 for each loan.
- The FHFC Grant Commitment Fee is based on the lesser of 1% of the FHFC Grant amount or \$2,000.

NON-LAND ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Total Non-Land Acquisition Costs:	\$0	\$0	\$0	\$0	\$0	\$0

Notes to the Non-Land Acquisition Costs:

- As this is new construction, there are no non-land acquisition costs.

DEVELOPER FEE ON NON-ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Developer Fee - Unapportioned	\$1,422,168	\$2,079,284	\$1,460,000	\$48,667	\$0	\$0
DF to fund Operating Debt Reserve	\$605,487	\$605,487	\$605,487	\$20,183	\$0	\$0
Total Other Development Costs:	\$2,027,655	\$2,684,771	\$2,065,487	\$68,850	\$0	\$0

Notes to the Other Development Costs:

- The recommended Developer Fee does not exceed 21% of total development cost before Developer Fee, ODR, and land costs as allowed by RFA 2021-108 and Rule Chapter 67-48. Please note, the Applicant voluntarily decreased the Developer Fee by \$477,559 to meet the TDC requirements. Due to the TDC limitations, the overall Developer Fee is approximately

15.89% of total development costs before Developer Fee, ODR and land costs. First Housing recommends an ODR of \$605,487 (or approximately 4.66% of development costs before Developer Fee, ODR, and land) to be placed in an ODR account to be held by FHFC or its Servicer. Any disbursements from said ODR account shall be reviewed and approved by FHFC or its Servicer. According to the TDC Calculator the total maximum development costs subject to a developer fee is \$12,109,746. The recommended ODR is based on 5% of the maximum development costs of \$12,109,746, which First Housing believes is sufficient.

In exchange for receiving funding from the Corporation, the Corporation reserves the authority to restrict the disposition of any funds remaining in any operating deficit reserve(s) after the term of the reserve’s original purpose has terminated or is near termination. Authorized disposition uses are limited to payments towards any outstanding loan balances of the Development funded from the Corporation, any outstanding Corporation fees, any unpaid costs incurred in the completion of the Development (i.e., deferred Developer Fee), the Development’s capital replacement reserve account (provided, however, that any operating deficit reserve funds deposited to the replacement reserve account will not replace, negate, or otherwise be considered an advance payment or pre-funding of the Applicant’s obligation to periodically fund the replacement reserve account), the reimbursement of any loan(s) provided by a partner, member or guarantor as set forth in the Applicant’s organizational agreement (i.e., operating or limited partnership agreement). The actual direction of the disposition is at the Applicant’s discretion so long as it is an option permitted by the Corporation. In no event, shall the payment of amounts to the Applicant or the Developer from any operating deficit reserve established for the Development cause the Developer Fee or General Contractor fee to exceed the applicable percentage limitations provided for in this RFA.

LAND ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Land	\$977,500	\$977,500	\$977,500	\$32,583	\$977,500	\$0
Other: Extension Fees	\$7,500	\$7,500	\$7,500	\$250	\$7,500	\$0
Total Acquisition Costs:	\$985,000	\$985,000	\$985,000	\$32,833	\$985,000	\$0

Notes to Acquisition Costs:

1. First Housing received a Closing Statement, dated May 4, 2023, which indicates the purchase price for the land was \$977,500.
2. The Appraisal indicates the estimated market value “as is” of the fee simple interest in the site, as of June 15, 2022, was \$990,000, which supports the purchase price and extension fees.

RESERVE ACCOUNTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
Operating Deficit Reserve (Syndicator)	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserve Accounts:	\$0	\$0	\$0	\$0	\$0	\$0

Notes to Reserve Accounts:

1. The Syndicator is not requiring an additional Operating Deficit Reserve.

TOTAL DEVELOPMENT COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR	HOME Ineligible Costs - CUR
TOTAL DEVELOPMENT COSTS:	\$16,008,182	\$16,665,298	\$16,051,804	\$535,060	\$1,723,286	\$682,434

Notes to Total Development Costs:

1. The Total Development Costs have increased by a total of 0.27% or \$43,622 from \$16,008,182 to \$16,051,804.
2. Based on the TDC per unit limitations in effect as of the April 1, 2022 Telephonic FHFC Board meeting, FHFC has set the TDC for Request for Applications 2021-108, exclusive of land costs and reserves, to \$488,426 per unit for garden style, Enhanced Structural Systems Construction (“ESSC”), new construction development located in Hillsborough County and eligible for the 90% PCD/PDD demographic multiplier and 9%, NC, =<50 units, not in the Keys multiplier. The TDC for the Development, exclusive of land costs and reserves, is \$15,066,804 or \$502,227 per unit, which is within 5% of the TDC limitation as allowed by the RFA. Please note, the Applicant voluntarily decreased the Developer Fee by \$477,559 to meet the TDC requirements.

Operating Pro Forma: Baytown Apartments

FINANCIAL COSTS:			Year 1	Year 1 Per Unit
OPERATING PRO FORMA				
INCOME:	Gross Potential Rental Income		\$292,956	\$9,765
	Other Income			
	Miscellaneous		\$5,578	\$186
	Gross Potential Income		\$298,534	\$9,951
	Less:			
	Physical Vac. Loss Percentage: 4.00%		\$11,941	\$398
Collection Loss Percentage: 1.00%		\$2,985	\$100	
Total Effective Gross Income			\$283,607	\$9,454
EXPENSES:	Fixed:			
	Real Estate Taxes		\$27,000	\$900
	Insurance		\$24,000	\$800
	Variable:			
	Management Fee Percentage: 8.00%		\$22,689	\$756
	General and Administrative		\$15,000	\$500
	Payroll Expenses		\$66,000	\$2,200
	Utilities		\$10,500	\$350
	Marketing and Advertising		\$1,500	\$50
	Maintenance and Repairs/Pest Control		\$15,000	\$500
	Grounds Maintenance and Landscaping		\$3,000	\$100
	Reserve for Replacements		\$9,000	\$300
	Total Expenses			\$193,689
Net Operating Income			\$89,919	\$2,997
Debt Service Payments				
First Mortgage - FHFC Grant		\$0	\$0	
Second Mortgage - FHFC - HOME-ARP CHIRP		\$0	\$0	
Third Mortgage - Hillsborough County		\$400	\$13	
Fourth Mortgage - Hillsborough County		\$15,480	\$516	
First Mortgage Fees - FHFC Grant		\$0	\$0	
Second Mortgage Fees - FHFC - HOME-ARP CHIRP		\$5,970	\$199	
Third Mortgage Fees - Hillsborough County		\$0	\$0	
Fourth Mortgage Fees - Hillsborough County		\$0	\$0	
Total Debt Service Payments			\$21,850	\$728
Cash Flow after Debt Service			\$68,069	\$2,269
Debt Service Coverage Ratios				
DSC - First Mortgage plus Fees			0.00x	
DSC - Second Mortgage plus Fees			15.06x	
DSC - Third Mortgage plus Fees			14.12x	
DSC - Fourth Mortgage plus Fee			4.12x	
Financial Ratios				
Operating Expense Ratio			68.29%	
Break-even Economic Occupancy Ratio (all debt)			72.60%	

Notes to the Operating Pro Forma and Ratios:

1. The Grant program does not impose any rent restrictions. However, in conjunction with the Grant this Development will be utilizing Housing Credits and HOME-ARP CHIRP which will impose rent restrictions. The rent levels are based on the 2022 maximum LIHTC rents published on FHFC's website for Hillsborough County less the applicable utility allowance; however, the Development will be receiving eight (8) PBVs from the Tampa Housing Authority. The utility allowances are based on an Energy Consumption

Model Estimate for electricity prepared by KN Consultants, LLC and approved for underwriting purposes by FHFC's staff on October 31, 2022.

Hillsborough County, Tampa-St. Petersburg-Clearwater MSA

Bed Rooms	Bath Rooms	Units	Square Feet	AMI%	Low HOME Rents	High HOME Rents	Gross HC Rent	Utility Allow.	Net Restricted Rents	PBRA Contr Rents	Applicant Rents	Appraiser Rents	CU Rents	Annual Rental Income
1	1.0	2	700	22%	\$770		\$338	\$130	\$ 208		\$ 208	\$ 208	\$ 208	\$ 4,992
1	1.0	2	700	30%	\$770		\$462	\$130	\$ 332		\$ 332	\$ 332	\$ 332	\$ 7,968
1	1.0	1	700	33%			\$508	\$130	\$ 378	\$ 1,110	\$ 1,100	\$ 980	\$ 1,100	\$ 13,200
1	1.0	3	700	50%			\$770	\$130	\$ 640	\$ 1,100	\$ 1,100	\$ 980	\$ 1,100	\$ 39,600
1	1.0	5	700	60%			\$924	\$130	\$ 794		\$ 794	\$ 794	\$ 794	\$ 47,640
1	1.0	2	704	60%			\$924	\$130	\$ 794		\$ 794	\$ 794	\$ 794	\$ 19,056
2	2.0	1	907	22%	\$923		\$406	\$167	\$ 239		\$ 239	\$ 239	\$ 239	\$ 2,868
2	2.0	3	907	30%	\$923		\$554	\$167	\$ 387		\$ 387	\$ 239	\$ 387	\$ 13,932
2	2.0	2	907	33%			\$609	\$167	\$ 442	\$ 1,347	\$ 1,347	\$ 1,180	\$ 1,347	\$ 32,328
2	2.0	2	907	50%			\$923	\$167	\$ 756	\$ 1,347	\$ 1,347	\$ 1,180	\$ 1,347	\$ 32,328
2	2.0	6	918	60%			\$1,108	\$167	\$ 941		\$ 941	\$ 941	\$ 941	\$ 67,752
2	2.0	1	1,039	60%			\$1,108	\$167	\$ 941		\$ 941	\$ 941	\$ 941	\$ 11,292
		30	24,311											\$ 292,956

2. The appraisal projected a vacancy and collection loss of 4.00%, First Housing utilized a vacancy and collection loss of 5.00% to be more conservative.
3. The Miscellaneous Income category includes revenue from vending machines, late charges, forfeited security deposits and other miscellaneous sources. Miscellaneous income is projected at \$5,578 or \$186 per unit per year which is supported by the appraisal.
4. Based upon operating data from comparable properties, third-party reports (Appraisal and Market Study) and the Credit Underwriter's independent due diligence, First Housing represents that, in its professional opinion, estimates for Rental Income, Vacancy, Other Income, and Operating Expenses fall within a band of reasonableness.
5. The appraisal projected real estate taxes at \$21,700 or \$723/unit. First Housing concluded to real estate taxes of \$27,000 or \$900/unit to be more conservative.
6. The Applicant has submitted a Management Agreement, dated February 9, 2022, between Baytown Apartments, LLC and Royal American Management, Inc. The Agreement reflects a management fee equal to 8% or \$1,250, whichever is greater, of gross collections received during the preceding month. First Housing has included a management fee of 8%.
7. Residents are responsible for electric, water/sewer, and cable/phone/internet expenses. The landlord is responsible for trash and common area utility expenses.

8. Replacement Reserves of \$300 per unit per year are required per Rule Chapter 67-48.
9. Refer to Exhibit 1, Page 1 for a 15-Year Pro Forma, which reflects rental income increasing at an annual rate of 2%, and expenses increasing at an annual rate of 3%.

Recommendation:

First Housing's review indicates the additional Hillsborough County funding in the amount of \$1,548,000 and the subordination of the Hillsborough County Loan to the HOME-ARP loan has no substantial adverse impact to the Development. In addition, the inclusion of these funds will decrease the Grant amount from \$1,200,000 to \$108,601 for a difference of \$1,091,399.

This recommendation is conditioned upon the following:

1. Payment of any outstanding arrearages to the Corporation, its Legal Counsel, Servicer of any agent or assignee of the Corporation for past due issues applicable to the development team (Applicant or Developer or Principal, Affiliate or Financial Beneficiary, as described in 67-48.0075(5) F.A.C., of an Applicant or a Developer).
2. Final loan documents for the Hillsborough County loans with terms which are not substantially different than those utilized in the CUR Update Letter.
3. Review and approval of all loan documents consistent with the terms outlined in this CUR Update Letter by FHFC, its Legal Counsel and Servicer.
4. Paydown of the Grant Funds and/or HOME-ARP. The amount of the paydown will be determined at the time of the final cost certification process by Florida Housing, its Legal Counsel, and Servicer.
5. At least 30% of the Developer Fee must be deferred pursuant to the requirements of the HOME-ARP CHIRP.
6. Prepayment of any required compliance monitoring fees and servicing fees, as applicable.
7. Payment of all costs and fees to Florida Housing, its Legal Counsel, and Servicer, as applicable.
8. Consent to the HC equity provider, if applicable.
9. Satisfactory resolution of any outstanding past due and/or noncompliance items.
10. All other due diligence required by FHFC, its Legal Counsel, and Servicer.

Prepared by:



Stephanie Petty
Senior Credit Underwriter

Reviewed by:



Ed Busansky
Senior Vice President

HC Allocation Calculation

Qualified Basis Calculation

Total Development Costs(including land and ineligible Costs)	\$16,051,804
Less Land Costs	\$985,000
Less Federal Grants and Loans	\$0
Less Other Ineligible Costs	\$738,286
Total Eligible Basis	\$14,328,518
Applicable Fraction	100%
DDA/QCT Basis Credit	130%
Qualified Basis	\$18,627,073
Housing Credit Percentage	9.00%
Annual Housing Credit Allocation	\$1,676,437

Notes to the Qualified Basis Calculation:

1. Other ineligible costs include site work, accounting fees, FHFC fees, insurance, legal fees, market study, marketing, property taxes, title work, and financial costs.
2. The Development has a 100% set-aside; therefore, the Applicable Fraction is 100%.
3. At the time of Application, the Development is located in a Small Area Difficult to Develop Area (“SADDA”); therefore, the 130% Basis credit was applied.
4. For purposes of this recommendation a HC percentage of 9% was applied based on the 9% floor rate, which was permanently extended through the Protecting Americans from Tax Hikes (PATH) Act of 2015 as part of the Omnibus Consolidated Appropriations Act of 2016.

GAP Calculation

Total Development Costs(including land and ineligible Costs)	\$16,051,804
Less Mortgages	\$2,475,301
Less Grants	\$1,200,000
Equity Gap	\$12,376,503
HC Syndication Percentage to Investment Partnership	99.99%
HC Syndication Pricing	\$0.89
HC Required to meet Equity Gap	\$13,907,574
Annual HC Required	\$1,390,757

Notes to the Gap Calculation:

1. The syndication pricing and Percentage to Investor Member are based on the OA.
2. Based on Rule Chapter 67-48, the minimum qualified first mortgage determination does not apply to any Development that qualifies as a Homeless or Persons with Special Needs. The demographic commitment of Persons with Development Disabilities meets the definition of Persons with Special Needs; therefore, there is not a required minimum first mortgage.
3. The Mortgages of \$2,475,301 includes the \$100 GP Contribution.

Summary

HC Per Applicant's Request	\$1,341,150
HC Per Qualified Basis	\$1,676,437
HC Per GAP Calculation	\$1,390,757
Annual HC Recommended	\$1,341,150
Syndication Proceeds based upon Syndication Agreement	\$11,935,041

1. The estimated annual housing credit allocation is limited to the lesser of the Qualified Basis calculation, the GAP calculation or the Applicant's Request. The recommendation is based on the Applicant's original Request of \$920,000 plus the requested HC CHIRP of \$421,150.
2. FHFC reserves the right to resize the Housing Credit preliminary awarded to the Applicant. The next opportunity for a feasibility review of this transaction will be at cost certification. If the cost certification indicates a need to resize the HC allocation, FHFC will do so at that time.

15 Year Proforma

FINANCIAL COSTS:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
OPERATING PRO FORMA																	
INCOME:	Gross Potential Rental Income	\$292,956	\$298,815	\$304,791	\$310,887	\$317,105	\$323,447	\$329,916	\$336,514	\$343,245	\$350,110	\$357,112	\$364,254	\$371,539	\$378,970	\$386,549	
	Other Income																
	Miscellaneous	\$5,578	\$5,690	\$5,803	\$5,919	\$6,038	\$6,159	\$6,282	\$6,407	\$6,536	\$6,666	\$6,800	\$6,936	\$7,074	\$7,216	\$7,360	
	Gross Potential Income	\$298,534	\$304,505	\$310,595	\$316,807	\$323,143	\$329,606	\$336,198	\$342,922	\$349,780	\$356,776	\$363,911	\$371,190	\$378,613	\$386,186	\$393,909	
	Less:																
	Physical Vac. Loss	Percentage: 4.00%	\$11,941	\$12,180	\$12,424	\$12,672	\$12,926	\$13,184	\$13,448	\$13,717	\$13,991	\$14,271	\$14,556	\$14,848	\$15,145	\$15,447	\$15,756
	Collection Loss	Percentage: 1.00%	\$2,985	\$3,045	\$3,106	\$3,168	\$3,231	\$3,296	\$3,362	\$3,429	\$3,498	\$3,568	\$3,639	\$3,712	\$3,786	\$3,862	\$3,939
	Total Effective Gross Income		\$283,607	\$289,279	\$295,065	\$300,966	\$306,986	\$313,125	\$319,388	\$325,776	\$332,291	\$338,937	\$345,716	\$352,630	\$359,683	\$366,876	\$374,214
	EXPENSES:	Fixed:															
		Real Estate Taxes	\$27,000	\$27,810	\$28,644	\$29,504	\$30,389	\$31,300	\$32,239	\$33,207	\$34,203	\$35,229	\$36,286	\$37,374	\$38,496	\$39,650	\$40,840
Insurance		\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315	\$32,254	\$33,222	\$34,218	\$35,245	\$36,302	
Variable:																	
Management Fee		Percentage: 8.00%	\$22,689	\$23,142	\$23,605	\$24,077	\$24,559	\$25,050	\$25,551	\$26,062	\$26,583	\$27,115	\$27,657	\$28,210	\$28,775	\$29,350	\$29,937
General and Administrative		\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689	
Payroll Expenses		\$66,000	\$67,980	\$70,019	\$72,120	\$74,284	\$76,512	\$78,807	\$81,172	\$83,607	\$86,115	\$88,698	\$91,359	\$94,100	\$96,923	\$99,831	
Utilities		\$10,500	\$10,815	\$11,139	\$11,474	\$11,818	\$12,172	\$12,538	\$12,914	\$13,301	\$13,700	\$14,111	\$14,534	\$14,970	\$15,420	\$15,882	
Marketing and Advertising		\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	
Maintenance and Repairs/Pest Control		\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689	
Grounds Maintenance and Landscaping	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914	\$4,032	\$4,153	\$4,277	\$4,406	\$4,538		
Reserve for Replacements	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401	\$11,743	\$12,095	\$12,458	\$12,832	\$13,217	\$13,613		
Total Expenses		\$193,689	\$199,272	\$205,019	\$210,934	\$217,021	\$223,286	\$229,734	\$236,370	\$243,201	\$250,231	\$257,467	\$264,914	\$272,580	\$280,469	\$288,590	
Net Operating Income		\$89,919	\$90,007	\$90,046	\$90,033	\$89,965	\$89,839	\$89,654	\$89,405	\$89,090	\$88,706	\$88,249	\$87,716	\$87,103	\$86,407	\$85,624	
Debt Service Payments																	
First Mortgage - FHFC Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Second Mortgage - FHFC - HOME-ARP CHIRP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Third Mortgage - Hillsborough County	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	
Fourth Mortgage - Hillsborough County	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	
First Mortgage Fees - FHFC Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Second Mortgage Fees - FHFC - HOME-ARP CHIRP	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	
Third Mortgage Fees - Hillsborough County	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fourth Mortgage Fees - Hillsborough County	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Debt Service Payments		\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	\$21,850	
Cash Flow after Debt Service		\$68,069	\$68,158	\$68,196	\$68,183	\$68,115	\$67,990	\$67,804	\$67,556	\$67,241	\$66,856	\$66,399	\$65,866	\$65,253	\$64,557	\$63,774	
Debt Service Coverage Ratios																	
DSC - First Mortgage plus Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
DSC - Second Mortgage plus Fees	15.06	15.08	15.08	15.08	15.07	15.05	15.02	14.98	14.92	14.86	14.78	14.69	14.59	14.47	14.34	14.34	
DSC - Third Mortgage plus Fees	14.12	14.13	14.14	14.13	14.12	14.10	14.08	14.04	13.99	13.93	13.85	13.77	13.68	13.57	13.44	13.44	
DSC - Fourth Mortgage plus Fee	4.12	4.12	4.12	4.12	4.12	4.11	4.10	4.09	4.08	4.06	4.04	4.01	3.99	3.95	3.92	3.92	
Financial Ratios																	
Operating Expense Ratio	68.29%	68.89%	69.48%	70.09%	70.69%	71.31%	71.93%	72.56%	73.19%	73.83%	74.47%	75.13%	75.78%	76.45%	77.12%	77.12%	
Break-even Economic Occupancy Ratio (all debt)	72.60%	73.02%	73.44%	73.88%	74.32%	74.77%	75.23%	75.70%	76.18%	76.66%	77.15%	77.66%	78.17%	78.68%	79.21%	79.21%	

Based on the OA, Replacement Reserves will be required at \$300 per unit per year, increasing by 3% per year.



December 7, 2023

Mr. Tim Kennedy
Multifamily Loans and Bonds Director
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

RE: Vista Breeze (“Development”) – State Apartment Incentive Loan (“SAIL”), Extremely Low Income (“ELI”) Loan and National Housing Trust Fund (“NHTF”) Loan RFA 2021-205 (2022-159SN) / Construction Inflation Response Viability Funding (“Viability”) Loan RFA 2023-211 (2023-260V) / 4% Non-Competitive Housing Credits (“HC”) 2021-523C

Credit Underwriting Report Update Letter (“CUR Update Letter”) – Changes to the Final CUR dated August 24, 2023 (the “Final CUR”) to increase the 1st construction loan amount, replace the current 1st permanent mortgage lender and increase the 1st permanent mortgage loan, increase the 8th source of subordinate debt, approve a Second Amended and Restated Ground Lease, and revise the annual allocation of 4% HC

Dear Mr. Kennedy:

Florida Housing Finance Corporation (“Florida Housing” or “FHFC”) has requested that AmeriNat® (“AmeriNat” or “Servicer”) review correspondences from various parties as outlined in this CUR Update Letter requesting approval of the changes above. Specifically, AmeriNat has been requested to provide a recommendation for the above-referenced changes to the Final CUR that was approved at the September 8, 2023 FHFC Board meeting. An analysis of the proposed changes follows below.

AmeriNat reviewed the requests, performed certain due diligence, and formulated a recommendation and closing conditions which are contained at the end of the CUR Update Letter. For purposes of this analysis, AmeriNat reviewed the following due diligence:

- Final CUR
- Correspondence from Citi Community Capital dated September 7, 2023
- Correspondence from Bank of America Merrill Lynch Community Development Bank (“BoA CDB”) dated November 21, 2023
- Correspondence from Atlantic Pacific Communities (“APC”)
- Correspondence from the Housing Authority of the City of Miami Beach (“HACMB”)
- Draft Second Amended and Restated Ground Lease
- Draft 8th mortgage Promissory Note by the Housing Authority of the City of Miami Beach (“HACMB”)
- Executed Second Amendment to the Amended and Restated Ground Lease between HACMB and the Applicant dated September 13, 2023

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- Executed Third Amendment to the Amended and Restated Ground Lease between HACMB and the Applicant dated October 27, 2023
- FHFC Past Due Report dated October 18, 2023
- FHFC Noncompliance Report dated October 18, 2023

Background:

The Development will be located South of South Shore Drive, approximately 250 ft east the intersection of South Shore Drive and Ray Street; North of South Shore Drive, approximately 400 ft northeast of the intersection of South Shore Drive and Ray Street (scattered site), Miami Beach, Miami-Dade County, FL 33141. The Development will be new construction consisting of two mid-rise (4 stories) apartment buildings and a 119 units with an Elderly (55+ or 62+) demographic commitment.

Per the Final CUR, AmeriNat recommended FHFC fund a Viability Loan in the amount of \$4,300,000, a SAIL Loan in the amount of \$3,000,000, an ELI Loan in the amount of \$600,000, a NHTF Loan in the amount of \$1,301,500 and an annual allocation of 4% HC in the amount of \$2,585,299 to the Applicant for the construction and permanent phase financing of the Development.

The original construction and permanent funding sources in the CUR were as follows:

CONSTRUCTION/PERMANENT SOURCES:				
Source	Lender	Construction	Permanent	Perm Loan/Unit
Local HFA Bonds	HFAMDC / BoA Merrill Lynch	\$30,350,000	\$10,800,000	\$90,756
FHFC - Viability	FHFC	\$4,300,000	\$4,300,000	\$36,134
FHFC - SAIL	FHFC	\$3,000,000	\$3,000,000	\$25,210
FHFC - SAIL ELI	FHFC	\$600,000	\$600,000	\$5,042
FHFC - NHTF	FHFC	\$1,301,500	\$1,301,500	\$10,937
Local Government Subsidy	Miami Dade County FY 2022 Surtax / SHIP / HOME	\$5,950,000	\$5,950,000	\$50,000
Local Government Subsidy	City of Miami Beach HOME	\$1,003,969	\$1,003,969	\$8,437
Other	Housing Authority of the City of Miami Beach	\$4,085,000	\$4,085,000	\$34,328
HC Equity	BOA CDB	\$5,229,894	\$26,149,470	\$219,743
Deferred Developer Fee	Developer	\$4,580,686	\$3,211,110	\$26,984
TOTAL		\$60,401,049	\$60,401,049	\$507,572

The proposed revised construction and permanent funding sources are as follows:

CONSTRUCTION/PERMANENT SOURCES:				
Source	Lender	Construction	Permanent	Perm Loan/Unit
Local HFA Bonds	HFAMDC / BoA Merrill Lynch (construction); HFAMDC / CITI (permanent)	\$32,500,000	\$11,875,000	\$99,790
FHFC - Viability	FHFC	\$4,300,000	\$4,300,000	\$36,134
FHFC - SAIL	FHFC	\$2,494,576	\$3,000,000	\$25,210
FHFC - SAIL ELI	FHFC	\$600,000	\$600,000	\$5,042
FHFC - NHTF	FHFC	\$1,301,500	\$1,301,500	\$10,937
Local Government Subsidy	Miami Dade County FY 2022 Surtax / SHIP	\$5,950,000	\$5,950,000	\$50,000
Local Government Subsidy	City of Miami Beach HOME	\$1,003,969	\$1,003,969	\$8,437
Other	Housing Authority of the City of Miami Beach	\$8,800,000	\$8,000,000	\$67,227
HC Equity	BoA CDB	\$5,229,894	\$26,149,470	\$219,743
Deferred Developer Fee	Developer	\$3,116,764	\$3,116,764	\$26,191
TOTAL		\$65,296,703	\$65,296,703	\$548,712

Total Development Costs

Based on the changes proposed, the Total Development Cost (“TDC”) for the Development has increased by \$4,895,654 from \$60,401,049 to \$65,296,703, which is largely represented by the increase of the capitalized lease/prepaid rent payment from \$4,085,000 to \$8,800,000 and resulting ancillary costs. The Operating Deficit Reserve increased \$64,328 from \$410,246 to \$474,574. Deferred Developer Fee has been adjusted as outlined below.

The Development’s proposed TDC per unit of \$469,725.70 is below the limit of \$484,056.00 per unit for scattered site new construction, mid-rise (4 stories), Enhanced Structural System (“ESS”) apartments which allows for a per unit cost of \$371,000, inclusive of a \$5,000/unit TDC add-on for Tax-Exempt Bond boost and a \$5,000/unit for a PHA as a principal/affiliate. The TDC was increased to \$484,056.00 per unit at the April 1, 2022 FHFC Telephonic Board meeting, inclusive of a \$7,500/unit TDC add-ons for Tax-Exempt Bond boost and PHA as a principal/affiliate, respectively, and an 8.00% escalation rate. As such, no adjustment to the Total Developer Fee is necessary as the TDC is within the limit as allowed for in the RFA.

First Construction Mortgage Increase

Per an email dated November 21, 2023, BoA CDB confirms that the 1st construction mortgage can be increased by \$2,150,000 from \$30,350,000 to \$32,500,000. The increase does not exceed the \$33,800,000 issuance amount allowed per the Board of County Commissioners via Resolution No. HFA 2023-04. All other terms and conditions of the construction loan remain the same as referenced in the Final CUR.

First Permanent Mortgage MHRB Increase:

Per the Citi Community Capital term sheet dated September 7, 2023, the permanent first mortgage lender will be Citi Bank, N.A., (“CITI”) replacing BoA CDB. The maximum Multifamily Housing Revenue Bonds (“MHRB”) loan amount has increased by \$1,150,000 from \$10,800,000 to \$11,950,000 with an interest rate based on the 18-year SOFR Swap Index (with a floor of 0.75%) plus a spread of 2.40% for an all-in rate of 6.32%. The term of the loan will be 18 years with a 40-year amortization. Based on the representations of the Applicant, a total of \$11,875,000 in permanent loan proceeds will be used.

Conversion requirements include completion of construction and 90% physical occupancy of the Development for three consecutive calendar months. CITI will review the Development’s net operating income to determine the maximum Permanent Phase Loan Amount based on the Debt Service Coverage and Loan-to-Value noted below. Conditions to conversion will also include:

- The review and acceptance by CITI, at CITI's sole discretion, of either (1) a Letter of Map Revision (“LOMR”) for the Development properties providing evidence that the Development is not located in an area identified as a flood prone area or Special Flood Hazard area as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 or (2) an insurance policy that provides acceptable flood insurance coverage.
- A Borrower insurance policy (consisting of all required property and liability coverages) in place at the time of conversion that provides acceptable coverage and deductibles and that can be

obtained at a cost that will allow for an underwritten debt service coverage ratio of no less than 1.15x.

- A loan to value of 90% of market value, based on restricted rents and inclusive of value of permanent below market financing (if applicable), assuming Development rents on 80% or more of the units are discounted to a level at least 10% below market, otherwise, 85%.

Annual payments of all applicable fees will be required. Fees include Permanent Loan Servicing Fees to be paid annually based on 25 basis points of the outstanding principal balance of the Bonds. In addition, the Developer will be required to pay the cost of an annual audit of the accounts held under the indenture a funding loan agreement. The minimum ongoing fee shall be \$10,000 annually. The annual MHRB Compliance Monitoring Fee is an amount equal to \$30.00 per rental unit in the Development. The Trustee Fee is included in First Mortgage Fees and is estimated at \$4,500 annually. See below for the changes in the Debt Service Coverage ("DSC").

8th Mortgage Loan Increase:

The Applicant provided a draft Promissory Note (the "Note") as of December 1, 2023 outlining an \$8,800,000 loan from HACMB (the "Authority") for the benefit of the Development. The term of this Note (the "Term") shall commence (the "Note Date") and continue until the seventy-fifth (75th) anniversary of the payment date (the "Payment Date"). This represents an increase of \$4,715,000 from the Final CUR amount of \$4,085,000.

The Applicant will pay to the Authority annual fixed payments in an amount (the "Annual Note Payment") equal to \$454,085.51 for the Term on or before each anniversary of the Note Date. During the first fifty (50) years following the Note Date (the "Initial Note Period"), the Annual Note Payment and any Deferred Note Payment (as defined below) will be payable solely to the extent of available cash flow from the Borrower's previous fiscal year in the order and priority set forth in the Borrower's Amended and Restated Agreement of Limited Partnership ("LPA") and subject to the limitations therein, within 120 days following the end of each fiscal year of the Borrower.

If cash flow available pursuant to the terms of the LPA is insufficient to pay the full Annual Note Payment when due, any unpaid portion shall accrue with interest compounding annually at a rate equal to 5.53%, which is 110% of the Closing Applicable Federal Rate (the "Deferred Note Payment"), until paid. All unpaid and accrued Deferred Note Payment and interest thereon shall be unconditionally due and payable at the end of the Initial Note Period. Following the Initial Note Period for the remaining Term, Annual Note Payment shall be due and payable within 120 days following the end of each fiscal year of the Borrower on a "must pay" basis, not solely from available cash flow.

Notwithstanding the cash flow limitation stated above, Borrower shall make a payment of \$800,000 (the "Stabilization Payment") no later than the Development Obligation Date as the same is defined in the LPA which means the latest to occur of (i) three (3) consecutive calendar months of not less than 90% occupancy of the Units, (ii) the Completion Date, (iii) the Initial Occupancy Date, (iv) Final Closing, and (v) delivery of the Certificate of Achievement of Development Obligation Date, which Stabilization Payment shall be applied to Borrower's Annual Note Payment obligation including any Deferred Note Payment. As such, the permanent term loan amount will be \$8,000,000.

Mr. Tim Kennedy
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The Note is made in connection with the Second Amended and Restated Ground Lease between the Applicant, as tenant, and the Authority, as landlord, further outlined in this CUR Update Letter. Receipt of an executed Promissory Note that is consistent with the terms listed above is a condition precedent to loan closing.

2nd and 3rd Ground Lease Amendments:

Per the Final CUR, the Applicant provided a Ground Lease (the “Ground Lease”) dated November 1, 2020 between the Applicant and HACMB for three scattered sites being developed. The Ground Lease illustrated a term of 65 years from the date of construction loan closing and a capitalized lease payment of \$3,850,000 due upon construction loan closing, but in no event later than December 31, 2022. An Amended and Restated Ground Lease Agreement dated August 6, 2021, increased the lease payment to \$4,085,000, confirmed the 65-year term, and extended the deadline to March 31, 2024 for lease term to begin. A First Amendment to the Amended and Restated Ground lease Agreement dated June 1, 2023 removed one parcel, leaving the two sites being used for the Development.

An executed Second Amendment to the Amended and Restated Ground Lease (2nd Amendment) dated September 13, 2023 was received. The 2nd Amendment included adjustments to the proposed commencement date, confirmed a capital lease payment of \$4,085,000, and corrected the address of the Development.

AmeriNat received an executed Third Amendment to the Amended and Restated Ground Lease (the “3rd Amendment”) between HACMB (“Landlord”) and the Applicant (“Tenant”) dated October 27, 2023. Terms of the Amendment are as follows:

- a) The term of the Lease shall begin on the Effective Date and expire on the seventy-fifth (75th) anniversary of the Commencement Date, unless this Lease is terminated earlier pursuant to the provisions contained in the 3rd Amendment.
- b) The Tenant will make an initial rent payment of \$800,000 at stabilization (the “Prepaid Rent”)
- c) Commencing with the fiscal year ending December 31, 2026 (the “Commencement Year”), Tenant will make annual fixed base rent payments in the approximate amount of \$522,588 (the “Annual Base Rent”). The Annual Base Rent payments will be in an amount sufficient, together with the Prepaid Rent, to have a present value of \$11.3 million, which is equal to the fair market value of the Leased Premises using a discount rate equal to the long term Applicable Federal Rate in effect as of the month of the Commencement Date (the “Closing AFR”).
- d) During the first fifty years following the Commencement Year (the “Initial Lease Period”), the Annual Base Rent will be payable solely to the extent of available cash flow in the order and priority set forth in Tenant’s Amended and Restated Agreement of Limited Partnership (the “LPA”) and subject to the limitations therein. If cash flow available pursuant to the terms of the LPA is insufficient to pay the full Annual Base Rent in a fiscal year, such amount shall accrue with interest (the “Deferred Base Rent”). All unpaid Deferred Base Rent and interest thereon shall be unconditionally due and payable at the end of the Initial Lease Period.
- e) Following the Initial Lease Period until the termination of the Lease, Annual Base Rent shall be due and payable within 120 days following the end of each fiscal year of the Partnership on a “must pay” basis, not solely from available cash flow.

- f) In the event Tenant's leasehold interest is acquired by foreclosure or a deed in lieu of foreclosure, any unpaid Deferred Base Rent in excess of available foreclosure proceeds shall be cancelled and thereafter the amount of Annual Base Rent will be reduced to \$1.
- g) Except in the event of a foreclosure or a deed in lieu of foreclosure, any unpaid Deferred Base Rent shall not be cancelled or otherwise extinguished upon any transfer of ownership in Tenant or in the Project or upon any assumption of the Lease by a transferee party, and the Annual Base Rent shall continue to be due and payable annually in accordance with the terms of the Lease. Any successor owner of the Project or of ownership interests in Tenant shall continue to be bound by the terms of the Lease with respect to payment of the Deferred Base Rent and the Annual Base Rent for the remainder of the term of the Lease.

Please note that the Amended and Restated Ground Lease and the subsequent amendments will be superseded by the Second Amended and Restated Ground Lease detailed below.

Second Amended and Restated Ground Lease:

The Applicant provided a draft Second Amended and Restated Ground Lease (the "Ground Lease") as of December 1, 2023 between the Applicant ("Tenant") and the Housing Authority of the City of Miami Beach ("Landlord"). The Ground Lease illustrates a term of 75 years from the date of construction loan closing with an annual rent payment of \$129,260 (the "Annual Base Rent").

During the first fifty (50) years following the Effective Date (the "Initial Lease Period"), the Annual Base Rent and any Deferred Base Rent (defined below) will be payable solely to the extent of available cash flow from the Tenant's previous fiscal year in the order and priority set forth in the Tenant's LPA and subject to the limitations therein, within 120 days following the end of each fiscal year of the Tenant. If cash flow available pursuant to the terms of the LPA is insufficient to pay the full Annual Base Rent when due, any unpaid portion shall accrue with interest compounding annually at a rate equal to 5.53%, which is 110% of the Closing Applicable Federal Rate (the "Deferred Base Rent"), until paid. All unpaid and accrued Deferred Base Rent and interest thereon shall be unconditionally due and payable at the end of the Initial Lease Period. The Annual Base Rent and any deferred rent will be payable solely to the extent of available cash flow from the Tenant's previous fiscal year in the order and priority set forth in the Tenant's LPA and subject to the limitations therein, within 120 days following the end of each fiscal year of the Tenant.

An executed Ground Lease consistent with the terms listed above is a condition precedent to loan closing.

Deferred Developer Fee:

During the construction phase, Deferred Developer Fee has been reduced by \$1,463,922 from \$4,580,686 to \$3,116,764 or 36.5% of total Developer Fee. During the permanent phase, the Deferred Developer Fee has been reduced by \$94,346 from \$3,211,110 to \$3,116,764 or 36.5% of total Developer Fee, which meets the minimum 30% requirement per the Viability RFA and the 35% requirement per Rule 67-48 for all superior mortgages and SAIL loan with a minimum combined DSC of 1.00x.

Please note that in order to balance the transaction while satisfying the Deferred Developer Fee requirements, the SAIL loan during the construction phase was reduced by \$505,424 from \$3,000,000 to \$2,494,576.

4% Housing Credits

Based on the changes proposed, the recommended annual allocation of 4% Housing Credits increased from \$2,585,299 to \$2,587,773, as follows:

Qualified Basis Calculation

Total Development Cost	\$65,296,703
Less Land Costs	\$8,800,000
Less Other Ineligible Costs	\$6,731,840
Total Eligible Basis	\$49,764,863
Applicable Fraction	100%
DDA/QCT Basis Credit, if applicable	130%
Qualified Basis	\$64,694,322
Housing Credit Percentage (Federal allocation)	4.00%
Annual Housing Credit Allocation	\$2,587,773

Notes to the Qualified Basis Calculation:

1. "Other Ineligible Costs" include but are not limited to a portion of new rental units, a portion of recreational amenities, a portion of site work, accounting fees, environmental report, insurance, FHFC underwriting, application, and administrative fees, title insurance/recording fees, legal fees, marketing/advertising fees, various fees associated with the Viability, SAIL, ELI, and NHTF funding, a portion of construction loan interest, permanent loan related costs, cost of issuance related costs, and reserves. Please note that ineligible costs increased \$133,076 from \$6,598,764 in the Final CUR to \$6,731,840 due to associated incremental costs changes as outlined above.
2. The Development is 100% set-aside; therefore, the Applicable Fraction is 100%.
3. The Development is located in a HUD-designated Small Area DDA ("SADDA") 33141. Therefore, the Development is eligible for the 130% multiplier for the Annual Housing Credit Allocation.
4. FY 2021 Omnibus Appropriations and COVID-19 Legislation provides for a minimum rate of 4% for acquisition LIHTC's and tax-exempt private activity bond-financed developments; therefore, the minimum rate of 4% has been applied herein.

Gap Calculation

Total Development Cost (including land and ineligible costs)	\$65,296,703
Less Mortgages	\$36,030,469
Equity Gap	\$29,266,234
HC Percentage to Investment Partnership	99.99%
HC Syndication Pricing	\$0.985
HC Required to meet Equity Gap	\$29,714,884
Annual HC Required	\$2,971,488

Notes to the GAP Calculation:

1. Mortgages include mortgages provided by CITI, FHFC, PHCD, the City of Miami and HACMB.
2. The HC Syndication Pricing of \$0.985 per dollar and HC Percentage to Investment Partnership are based upon the LOI dated May 15, 2023 and update email dated July 12, 2023 from BoA CDB. Please note the actual syndication pricing equals \$0.98500001162 /credit.

Summary

HC Per Qualified Basis	\$2,587,773
HC Per GAP Calculation	\$2,971,488
Annual HC Recommended	\$2,587,773
HC Proceeds Recommended	\$25,487,015

Notes to Summary

1. The Annual HC Recommended is equal to the lesser of the Qualified Basis or the GAP Calculation. Therefore, the Qualified Basis was utilized.

Tax Credit 50% Test

Total DEPRECIABLE Cost	\$49,764,863
Plus: Land Cost	\$8,800,000
Equals Aggregate Basis	\$58,564,863
Tax Exempt Bond Amount	\$32,500,000
Tax Exempt Proceeds Used for Building and Land	\$32,500,000
Tax Exempt Proceeds as a Percentage of Aggregate Basis	55.49%

Notes to Tax Credit 50% Test:

1. Based upon this analysis, the 50% Test is satisfactory.

Viability Loan

There has been no change to the Viability Loan amount of \$4,300,000 recommended in the Final CUR. Please see Exhibit 2 for further detail.

Debt Service Coverage:

Overall, with the increase to the permanent first mortgage MHRB and decrease in the rate from 6.94% to 6.32%, the DSC has remained constant for the permanent first mortgage at 1.19x to 1.00. The DSC for the combined permanent first, second Viability and SAIL mortgages remained constant at 1.07x to 1.00. The DSC for the remaining subordinate mortgages has remained constant at 1.00x to 1.00, which meets RFA 2021-205 and Rule Chapters 67-21 and 67-48 requirements.

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In order to maintain the DSC's indicated above, the necessary funds to be drawn from the Operating Deficit Reserve ("ODR") has been increased by \$104,794 from \$149,865 drawn over the first five years of operations to \$254,659 drawn over the first six years of operations.

Please see for the One-Year Operating Pro Forma and Exhibit 1 for the 15-Year Pro Forma for further detail.

OPERATING PRO FORMA:

FINANCIAL COSTS:		Year 1	Year 1 Per Unit
OPERATING PRO FORMA			
INCOME:	Gross Potential Rental Income	\$1,949,220	\$16,380
	Rent Subsidy (ODR)	\$77,895	\$655
	Other Income		\$0
	Ancillary Income	\$7,140	\$60
	Gross Potential Income	\$2,034,255	\$17,095
	Less:		
	Physical Vac. Loss Percentage: 2.89%	\$58,691	\$493
Collection Loss Percentage: 0.96%	\$19,564	\$164	
Total Effective Gross Income	\$1,956,000	\$16,437	
EXPENSES:	Fixed:		
	Real Estate Taxes	\$159,947	\$1,344
	Insurance	\$178,500	\$1,500
	Variable:		
	Management Fee Percentage: 4.80%	\$93,905	\$789
	General and Administrative	\$60,690	\$510
	Payroll Expenses	\$178,500	\$1,500
	Utilities	\$95,200	\$800
	Maintenance and Repairs/Pest Control	\$47,600	\$400
	Grounds Maintenance and Landscaping	\$17,850	\$150
	Contract Services	\$29,750	\$250
	Security	\$44,625	\$375
	Reserve for Replacements	\$35,700	\$300
	Total Expenses	\$942,267	\$7,918
	Net Operating Income	\$1,013,733	\$8,519
Debt Service Payments			
First Mortgage - HFAMDC / Citi	\$816,071	\$6,858	
Second Mortgage - Viability	\$43,000	\$361	
Third Mortgage - SAIL	\$30,000	\$252	
Fourth Mortgage - SAIL ELI	\$0	\$0	
Fifth Mortgage - NHTF	\$0	\$0	
6th / 7th / 8th Mortgages - PHCD / CMB / HACMB	\$59,500	\$500	
First Mortgage Fees - HFAMDC Admin & Trustee Fees	\$37,758	\$317	
Second Mortgage Fees - Viability PLS	\$10,750	\$90	
Third Mortgage Fees - SAIL PLS & CM	\$8,523	\$72	
Fourth Mortgage Fees - SAIL ELI PLS & CM	\$3,855	\$32	
Fifth Mortgage Fees - NHTF PLS & CM	\$4,277	\$36	
6th / 7th / 8th Mortgage Fees - PHCD / CMB / HACMB	\$0	\$0	
Total Debt Service Payments	\$1,013,733	\$8,519	
Cash Flow after Debt Service	\$0	\$0	
Debt Service Coverage Ratios			
DSC - First Mortgage plus Fees	1.19x		
DSC - Second Mortgage plus Fees	1.12x		
DSC - Third Mortgage plus Fees	1.07x		
DSC - Fourth Mortgage plus Fee	1.07x		
DSC - Fifth Mortgage plus Fees	1.06x		
DSC - 6th / 7th Mortgages and Fees	1.00x		
Financial Ratios			
Operating Expense Ratio	48.17%		
Break-even Economic Occupancy Ratio (all debt)	96.34%		

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As the proposed annual Ground Lease payment and debt service for the 8th mortgage loan are subject to available cash flow, they have not been included for the purposes of calculating DSC in the pro forma.

Please note that the Break-even Economic Occupancy Ratio includes all debt; however, payments of interest on the FHFC and PHCD debt are based on available cash flow. This ratio would improve to 88.5% if these interest payments were not included.

Recommendation:

AmeriNat's review indicates that an increase to the 1st construction loan amount, a change to the first permanent mortgage lender, an increase in the permanent first mortgage MHRB loan amount, an increase to the HACMB subordinate loan in the 8th lien position, inclusion of the 2nd and 3rd Amendments to the Amended and Restated Ground Lease, approval of a Second Amended and Restated Ground Lease, and an increase to the annual 4% HC allocation do not adversely impact the transaction as previously underwritten. Accordingly, AmeriNat recommends that FHFC consent to and approve these changes to the Final CUR, subject to the following:

1. Deferred Developer Fee must meet the minimum 30% requirement of the Viability loan.
2. Deferred Developer Fee must meet the minimum 35% requirement for a transaction that falls below the minimum 1.10x DSC for the SAIL loan and all superior mortgages per Rule 67-48. The minimum DSC shall be 1.00x for the SAIL Loan, including all superior mortgages.
3. Review and approval of all loan documents consistent with the terms outlined above by the Servicer, Florida Housing and its Legal Counsel.
4. Receipt of an executed Ground Lease that is consistent with the underwritten terms of this CUR Update Letter is a condition precedent to loan closing.
5. Receipt of an executed Promissory note that is consistent with the underwritten terms of this CUR Update Letter is a condition precedent to loan closing.
6. All of the closing conditions in the Final CUR are to be met.
7. Any other requirement of Florida Housing, its Legal Counsel and Servicer.

Please contact AmeriNat if you have any questions or if we can provide further assistance.

Sincerely,



George J. Repity
Senior Credit Underwriter

Exhibit 1
Vista Breeze
15-Year Operating Pro Forma

FINANCIAL COSTS:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
OPERATING PRO FORMA																	
INCOME:	Gross Potential Rental Income	\$1,949,220	\$1,988,204	\$2,027,968	\$2,068,528	\$2,109,898	\$2,152,096	\$2,195,138	\$2,239,041	\$2,283,822	\$2,329,498	\$2,376,088	\$2,423,610	\$2,472,082	\$2,521,524	\$2,571,954	
	Rent Subsidy (ODR)	\$77,895	\$60,419	\$47,866	\$35,329	\$22,816	\$10,334										
	Other Income																
	Ancillary Income	\$7,140	\$7,283	\$7,428	\$7,577	\$7,729	\$7,883	\$8,041	\$8,202	\$8,366	\$8,533	\$8,704	\$8,878	\$9,055	\$9,236	\$9,421	
	Gross Potential Income	\$2,034,255	\$2,055,906	\$2,083,263	\$2,111,434	\$2,140,443	\$2,170,314	\$2,203,179	\$2,247,243	\$2,292,188	\$2,338,031	\$2,384,792	\$2,432,488	\$2,481,138	\$2,530,760	\$2,581,375	
	Less:																
	Physical Vac. Loss Percentage: 2.89%	\$58,691	\$59,316	\$60,105	\$60,918	\$61,755	\$62,616	\$63,565	\$64,836	\$66,133	\$67,455	\$68,804	\$70,181	\$71,584	\$73,016	\$74,476	
	Collection Loss Percentage: 0.96%	\$19,564	\$19,772	\$20,035	\$20,306	\$20,585	\$20,873	\$21,189	\$21,612	\$22,045	\$22,486	\$22,935	\$23,394	\$23,862	\$24,339	\$24,826	
	Total Effective Gross Income	\$1,956,000	\$1,976,818	\$2,003,123	\$2,030,210	\$2,058,103	\$2,086,825	\$2,118,426	\$2,160,794	\$2,204,010	\$2,248,090	\$2,293,052	\$2,338,913	\$2,385,692	\$2,433,405	\$2,482,074	
	EXPENSES:	Fixed:															
Real Estate Taxes		\$159,947	\$164,745	\$169,688	\$174,778	\$180,022	\$185,422	\$190,985	\$196,715	\$202,616	\$208,695	\$214,955	\$221,404	\$228,046	\$234,888	\$241,934	
Insurance		\$178,500	\$183,855	\$189,371	\$195,052	\$200,903	\$206,930	\$213,138	\$219,532	\$226,118	\$232,902	\$239,889	\$247,086	\$254,498	\$262,133	\$269,997	
Variable:																	
Management Fee Percentage: 4.80%		\$93,905	\$94,904	\$96,167	\$97,468	\$98,807	\$100,186	\$101,703	\$103,337	\$105,812	\$107,928	\$110,086	\$112,288	\$114,534	\$116,825	\$119,161	
General and Administrative		\$60,690	\$62,511	\$64,386	\$66,318	\$68,307	\$70,356	\$72,467	\$74,641	\$76,880	\$79,187	\$81,562	\$84,009	\$86,529	\$89,125	\$91,799	
Payroll Expenses		\$178,500	\$183,855	\$189,371	\$195,052	\$200,903	\$206,930	\$213,138	\$219,532	\$226,118	\$232,902	\$239,889	\$247,086	\$254,498	\$262,133	\$269,997	
Utilities		\$95,200	\$98,056	\$100,998	\$104,028	\$107,148	\$110,363	\$113,674	\$117,084	\$120,597	\$124,214	\$127,941	\$131,779	\$135,732	\$139,804	\$143,999	
Maintenance and Repairs/Pest Control		\$47,600	\$49,028	\$50,499	\$52,014	\$53,574	\$55,181	\$56,837	\$58,542	\$60,298	\$62,107	\$63,970	\$65,890	\$67,866	\$69,902	\$71,999	
Grounds Maintenance and Landscaping		\$17,850	\$18,386	\$18,937	\$19,505	\$20,090	\$20,693	\$21,314	\$21,953	\$22,612	\$23,290	\$23,989	\$24,709	\$25,450	\$26,213	\$27,000	
Contract Services		\$29,750	\$30,643	\$31,562	\$32,509	\$33,484	\$34,488	\$35,523	\$36,589	\$37,686	\$38,817	\$39,982	\$41,181	\$42,416	\$43,689	\$45,000	
Security		\$44,625	\$45,964	\$47,343	\$48,763	\$50,226	\$51,733	\$53,285	\$54,883	\$56,526	\$58,216	\$59,952	\$61,731	\$63,553	\$65,426	\$67,349	
Reserve for Replacements		\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$35,700	\$36,771	\$37,874	\$39,010	\$40,181	
Total Expenses		\$942,267	\$967,646	\$994,020	\$1,021,185	\$1,049,165	\$1,077,984	\$1,107,764	\$1,138,906	\$1,170,968	\$1,203,967	\$1,239,070	\$1,275,077	\$1,312,206	\$1,350,427	\$1,389,771	
Net Operating Income		\$1,013,733	\$1,009,172	\$1,009,102	\$1,009,024	\$1,008,938	\$1,008,841	\$1,010,662	\$1,021,886	\$1,033,043	\$1,044,123	\$1,054,045	\$1,063,837	\$1,073,486	\$1,082,979	\$1,092,302	
Debt Service Payments																	
First Mortgage - HFAMDC / Citi		\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071	\$816,071
Second Mortgage - Viability	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	\$43,000	
Third Mortgage - SAIL	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	
Fourth Mortgage - SAIL ELI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fifth Mortgage - NHTF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6th / 7th / 8th Mortgages - PHCD / CMB / HACMB	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500	
First Mortgage Fees - HFAMDC Admin & Trustee Fees	\$37,758	\$33,196	\$33,126	\$33,049	\$32,962	\$32,865	\$32,758	\$32,640	\$32,509	\$32,365	\$32,207	\$32,034	\$31,845	\$31,638	\$31,412		
Second Mortgage Fees - Viability PLS	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750	\$10,750		
Third Mortgage Fees - SAIL PLS & CM	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523	\$8,523		
Fourth Mortgage Fees - SAIL ELI PLS & CM	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855	\$3,855		
Fifth Mortgage Fees - NHTF PLS & CM	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277		
6th / 7th / 8th Mortgage Fees - PHCD / CMB / HACMB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Debt Service Payments	\$1,013,733	\$1,009,172	\$1,009,102	\$1,009,024	\$1,008,938	\$1,008,841	\$1,008,734	\$1,008,615	\$1,008,485	\$1,008,341	\$1,008,183	\$1,008,010	\$1,007,821	\$1,007,614	\$1,007,388		
Cash Flow after Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$1,928	\$13,270	\$24,558	\$35,782	\$45,862	\$55,827	\$65,665	\$75,365	\$84,914		
Debt Service Coverage Ratios																	
DSC - First Mortgage plus Fees	1.19x	1.19x	1.19x	1.19x	1.19x	1.19x	1.19x	1.19x	1.20x	1.22x	1.23x	1.24x	1.25x	1.27x	1.28x	1.29x	
DSC - Second Mortgage plus Fees	1.12x	1.12x	1.12x	1.12x	1.12x	1.12x	1.12x	1.13x	1.14x	1.16x	1.17x	1.18x	1.19x	1.20x	1.21x		
DSC - Third Mortgage plus Fees	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.09x	1.10x	1.11x	1.12x	1.13x	1.14x	1.15x	1.16x	
DSC - Fourth Mortgage plus Fee	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.07x	1.08x	1.09x	1.11x	1.12x	1.13x	1.14x	1.15x	1.16x	
DSC - Fifth Mortgage plus Fees	1.06x	1.06x	1.06x	1.06x	1.06x	1.06x	1.06x	1.06x	1.08x	1.09x	1.11x	1.12x	1.13x	1.14x	1.15x		
DSC - 6th / 7th Mortgages and Fees	1.00x	1.00x	1.00x	1.00x	1.00x	1.00x	1.00x	1.00x	1.01x	1.02x	1.04x	1.05x	1.06x	1.07x	1.08x		
Financial Ratios																	
Operating Expense Ratio	48.17%	48.95%	49.62%	50.30%	50.98%	51.66%	52.29%	52.71%	53.13%	53.56%	54.03%	54.52%	55.00%	55.50%	55.99%		
Break-even Economic Occupancy Ratio (all debt)	96.34%	96.34%	96.34%	96.34%	96.34%	96.34%	96.34%	96.25%	95.75%	95.27%	94.81%	94.41%	94.04%	93.69%	93.36%	93.05%	

The DSC is below the minimum of 1.10x for the combined superior mortgages and SAIL loan as required by Rule 67-48; therefore, \$254,659 of the underwritten ODR will need to be drawn during the first six years of stabilized operations. This represents an increase of \$104,794 over the \$149,865 indicated in the Final CUR.

Exhibit 2
Vista Breeze
Viability Loan Sizing

Viability Loan Sizing Parameters and Metrics

Select the Development	Vista Breeze		
RFA of Active Award	RFA 2021-205		
Demographic Commitment	Elderly, Non-ALF		
Total Number of Units	119		
<u>Existing Competitive Active Awards:</u>	<u>Set-Aside Units</u>		
9% HC Allocation	NA	NA	
SAIL	\$ 3,000,000	119	
ELI	\$ 600,000	20	
NHTF	\$ 1,301,500	5	
HOME	NA	NA	
<u>Tax Exempt Bond Financing:</u>			
If MMRB, how much is the Perm Amount?	\$ 11,875,000	NA	
<u>Viability Funding Limits:</u>			
Gross Per Development Limit	\$ 4,300,000		
Maximum Per Unit Limit	\$ 125,000		
Net Per Developmentg Limit (same as gross)	\$ 4,300,000		
Maximum Limit from PU Limit (119 units x \$125,000 PU)	\$ 14,875,000		
Lesser of Net Per Development or PU Limit	\$ 4,300,000		
<u>Viability Loan Sizing Parameters</u>			
a. Eligible Request Amount:			No
Applicant's Request Amount	\$ 4,300,000		If so, how much should be deducted?
Per Development/PU Limit	\$ 4,300,000		
Eligible Request Amount:	\$ 4,300,000		
b. Gap Analysis for Viability Sizing Purposes Only:			
Permanent Funding Sources:		<u>DS w/ Fees</u>	<u>DSCR</u>
Traditional First Mortgage	\$ 11,875,000.00	\$ 855,119	1.1855x \$ 158,614
Viability	\$ 4,300,000.00	\$ 53,750	1.1154x \$ 104,864
SAIL	\$ 3,000,000.00	\$ 38,523	1.0700x \$ 66,341
ELI	\$ 600,000.00	\$ 3,855	1.0657x \$ 62,486
NHTF	\$ 1,301,500.00	\$ 4,277	1.0609x \$ 58,210
Miami Dade County FY 2022 Surtax / SHIP / HOME	\$ 5,950,000.00	\$59,500	0.9987x \$ (1,290)
City of Miami Beach HOME	\$ 1,003,969.00	\$ -	0.9987x \$ (1,290)
Housing Authority of the City of Miami Beach	\$ 8,000,000.00	\$ -	0.9987x \$ (1,290)
	\$ -	\$ -	0.9987x \$ (1,290)
<additional source>	\$ -	\$ -	0.9987x \$ (1,290)
HC Equity	\$ 26,149,470.00		
Deferred Developer Fee (36.55%)	\$ 3,116,764.00		
Total Sources	\$ 65,296,703.00	\$ 1,015,024	0.9987x \$ (1,290)
Additional First Mortgage (Min 1st Sizing)	\$ -		
Additional First Mortgage (DCR Sizing)	\$ -	\$ -	
Total Development Costs	\$ 65,296,703.00		
Maximum Developer Fee Percentage		18%	
Total Developer Fee	\$8,527,822		
Minimum 30% Deferred Developer Fee	\$ 2,558,346.60		

*Set-Asides for MMRB are expressed as the greater of MMRB Set-Asides or 4%HC Set-Asides for purposes of calculating Compliance Monitoring Fees on the MMRB loan.

**Hurricane Idalia- Progress Report on Reconstruction and Re-housing of Displaced Households
as of 12/31/2023**

HFA#	FEMA IA County	Development Name	City	County	Total Units	Total Bldgs.	Buildings Damaged	Units Damaged	Households Displaced	Estimated Damage	Progress as of 12/31/2023	Households Displaced as of 12/31/2023
1630	Yes	Arbours at Madison	Madison	Madison	72	9	9	2	0	LIMITED	Initial reports of limited roof shingle damage to residential and non-residential buildings (clubhouse, mail kiosk and covered picnic facility). As of 10/31/2023, the insurance adjuster had determined the scope on the roofs and exterior siding. Anticipated completion date was TBD once the adjuster settles the claim. All work should be completed 90 days from the proof of loss date. As of 12/31/2023, all breezeway lights have been replaced. Roof and exterior siding repair work on hold until insurance claim is settled. The development is currently under contract for sale. The new owner will complete the needed repairs.	0
3128	Yes	Hilltop	Madison	Madison	72	15	2	3	0	MODERATE	Initial reports of moderate roof damage to two (2) residential buildings with three (3) Units in the building damaged. One household was required to move out. As of 10/31/2023, all fallen trees had been removed from the roofs and grounds of the development. Roofs have been tarped to prevent any further damage. Bids have been received by several vendors. Work will begin once the insurance claim is settled. As of 12/31/2023, roof work is complete. Interior work is scheduled for completion on 2/15/2024.	0
2464	Yes	Live Oak - Meadows	Live Oak	Suwannee	87	18	1		1	MODERATE	Initial Report of extensive damage to non-residential buildings and amenities; moderate roof damage to residential buildings. As of 10/31/2023, owner was waiting on receipt of architect/engineer plans. Everything needed for permitting should be received no later than 11/30/2023. Roof work is scheduled to begin 1/16/2024 with an anticipated completion date of 3/15/2024.	0
1020	No	Mission Pointe	Jacksonville	Duval	388	18	3	0	0	LIMITED	Initial reports of limited roof damage to three (3) residential buildings. As of 10/31/2023, owner had received bids for roof repairs. As of 12/31/2023, Roof/soffit repair is underway and planned for completion on 1/31/2024.	0
2909	Yes	Perrytown	Perry	Taylor	100	11	3	3	3	EXTENSIVE	As of 9/30/2023, owner reported extensive roof damage to two (2) residential buildings resulting in three (3) households being displaced. As of 10/31/2023, owner was negotiating claim with the insurance adjuster. All roofs had been tarped and units dried. No anticipated completion date at that time. As of 12/31/2023, no work has commenced. Owner continues to negotiate with insurer.	3

**Hurricane Idalia- Progress Report on Reconstruction and Re-housing of Displaced Households
as of 12/31/2023**

HFA#	FEMA IA County	Development Name	City	County	Total Units	Total Bldgs.	Buildings Damaged	Units Damaged	Households Displaced	Estimated Damage	Progress as of 12/31/2023	Households Displaced as of 12/31/2023
3100	Yes	Southern Villas of Madison	Madison	Madison	36	7	6			LIMITED	Initial report of limited roof and window damage to residential buildings. Limited damage to non-residential buildings and amenities also reported. As of 10/31/2023, owner reported no unit interior damage and no displaced households. Work has not yet begun as the owner is currently prioritizing work at other developments affected by the storm. As of 12/31/2023 all work is complete.	0
3068	Yes	Southern Villas of Perry	Perry	Taylor	36	6	4		3	EXTENSIVE	Initial report of extensive roof damage to four (4) residential buildings and one (1) non-residential building. Three (3) households reported as displaced. As of 9/30/2023, owner was soliciting bids from contractors and coordinating with claims adjusters. As of 10/31/2023, architect/engineer plans were received. All Interior demolition had been completed. One of the displaced households was transferred to another unit on site. All documentation required for permitting should be available no later than 11/30/2023. As of 12/31/2023, all roof and exterior repairs are complete. Interior work is complete on one (1) of three (3) units.	2
3023	Yes	Springhill	Madison	Madison	76	8	2	4	4	MODERATE	Initial report of moderate roof damage to two (2) residential buildings with four (4) households displaced as a result. As of 9/30/2023, all damaged roofs were tarped and owner was soliciting bids from contractors. As of 10/31/2023, owner continued to negotiate claim with insurance adjuster. As of 12/31/2023, owner continues to seek bids from contractors. No anticipated completion date at this time.	3
3209	Yes	Timbers	Cross City	Dixie	32		8	1	0	MODERATE	Initial report of moderate damage to one (1) residential building with one (1) unit damaged. As of 10/31/2023, all affected buildings had been secured while the Owner continued to negotiate a claim with the insurance company. Construction period was estimated to be within 90 days of contract execution. A notice of commencement was issued on 12/26/2023. Anticipated completion date of all work is 3/31/2024.	0

Displaced Households- Total

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RFA	Application Number	Name of Development	Funding Amount	Name of Applicant	Name of Developers	County	Total Units	Demographic	Current Status	Assigned Credit Underwriter	Credit Underwriting Status, if applicable
2023-304 (RRLP)	2023-201R	Lofts on Lemon Phase II	\$10,657,100.00	Lofts on Lemon II, LLC	Lofts II Fortis Developer, LLC; SHA Affordable Development, LLC	Sarasota	93	F	Invited into credit underwriting on August 23, 2023.	First Housing	
2023-304 (RRLP)	2023-216BR	Palms Landing	\$8,096,200.00	SP Palms LLC	Southport Development, Inc.	Lee	88	F	Invited into credit underwriting on August 23, 2023.	First Housing	
2023-304 (RRLP)	2023-220BR	Legacy Park II	\$8,950,600.00	HTG Legacy II, Ltd.	HTG Legacy II Developer, LLC	Lee	80	E, Non-ALF	Invited into credit underwriting on August 23, 2023.	AmeriNat	
2023-304 (RRLP)	2023-226BR	New York Avenue Apartments	\$9,353,500.00	Blue Ian, LLC	Blue Ian Developer, LLC	Volusia	84	F	Invited into credit underwriting on August 23, 2023.	AmeriNat	
2023-304 (RRLP)	2023-196BR	Town Oaks Apartments	\$5,340,600.00	ECG Town Oaks, LP	ECG Town Oaks Developer, LLC	Orange	60	F	Invited into credit underwriting on August 23, 2023.	Seltzer	
2023-304 (RRLP)	2023-206BR	Lakewood Senior Housing	\$5,394,400.00	Lakewood Senior Housing, LLLP	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	Volusia	56	E, Non-ALF	Invited into credit underwriting on August 23, 2023.	Seltzer	
2023-304 (RRLP)	2023-202BR	Oak Park	\$10,721,600.00	CORE Oak Park LLLP	CORE Oak Park Developer LLC	Lee	144	E, Non-ALF	Invited into credit underwriting on November 1, 2023.	First Housing	
2023-304 (RRLP)	2023-197BR	Princeton Oaks	\$9,227,900.00	Archway Princeton Oaks, LLC	Archway Princeton Oaks Developer, LLC	Orange	90	F	Invited into credit underwriting on November 1, 2023.	AmeriNat	
2023-304 (RRLP)	2023-211R	Amaryllis Park Place III	\$11,059,100.00	Amaryllis Park Place III, LLC	Amaryllis III Fortis Developer, LLC; SHA Affordable Development, LLC	Sarasota	108	F	Invited into credit underwriting on November 1, 2023.	Seltzer	
2023-108 (HC and RRLP)	2023-190CRA	Blue Coral Apartments	\$2,040,000 HC \$4,200,000 RRLP	Blue CASL Coral, LLC	Blue BC Developer, LLC; CASL Developer, LLC	Lee	72	H	Invited into credit underwriting on June 20, 2023. Carryover Allocation Agreement executed October 4, 2023.	First Housing	
2023-108 (HC and RRLP)	2023-192CRA	Fox Pointe	\$2,040,000 HC \$4,200,000 RRLP	HFH Fox Pointe, LLC	HTG Fox Pointe Developer, LLC; HFH Fox Pointe Developer, LLC	Volusia	70	H	Invited into credit underwriting on June 20, 2023. Carryover Allocation Agreement executed October 2, 2023.	Seltzer	
2022-206 (HOME)	2023-162H	Parc East	\$6,600,000.00	Parc East, LLC	Rural Neighborhoods, Incorporated	Okeechobee	28	F	Invited into credit underwriting on June 12, 2023.	AmeriNat	
2022-206 (HOME)	2023-163H	Wauchula Place	\$5,700,000.00	NDA Wauchula, LLC	NDA Developer, LLC	Hardee	22	F	Invited into credit underwriting on May 24, 2023. CUR approved by the Board at the December 15, 2023 meeting.	First Housing	
2022-206 (HOME)	2023-164H	Phoenix Crossings	\$6,250,000.00	Phoenix Crossings, LLC	Rural Neighborhoods, Incorporated	Flagler	28	F	Invited into credit underwriting on May 24, 2023.	AmeriNat	
2022-206 (HOME)	2023-165BH	Sovereign at Harbor West	\$6,173,749.00	Sovereign at Harbor West, LLC	Strategic Sovereign Developers, LLC; N Vision Communities, Inc.	Charlotte	32	F	Invited into credit underwriting on May 24, 2023.	Seltzer	
2022-206 (HOME)	2023-166BH	Sovereign at Parkside East	\$5,653,571.00	Sovereign at Parkside East, LLC	Strategic Sovereign Developers, LLC; N Vision Communities, Inc.	Charlotte	32	E, Non-ALF	Invited into credit underwriting on May 24, 2023.	Seltzer	
2022-206 (HOME)	2023-168H	Holy Child	\$6,994,000.00	Holy Child Housing, Inc.	NDA Developer, LLC; Holy Child Developer, Inc.	Hardee	25	F	Invited into credit underwriting on June 12, 2023. CUR approved by Board at October 27, 2023 meeting.	First Housing	

**Hurricane Ian - Progress Report on Reconstruction and Re-housing of Displaced Households
as of 12/31/2023**

Displaced HHs with Catastrophic, Extensive, or Moderate Damage

HFA#	Event	FEMA IA County	Property-HDR	City	County	Ttl Units HDR	Buildings Damaged	Units Damaged	Households Displaced	Estimated Damage	Construction Progress as of 12/31/2023	Households Displaced at 12/31/2023
2278	Hurricane Ian	Yes	Renaissance Phase II	Ft. Myers	Lee	96	15	18	6	EXTENSIVE	All tenants were relocated to other properties operated by the Housing Authority of the City of Ft. Myers (HACFM). As of 3/31/2023, HACFM was waiting on insurance funds and/or FEMA funding to begin roof replacement. All roofs were tarped. Anticipated completion date was 2024. As of 6/15/2023, owner was still waiting on funds from FEMA and/or insurance carrier to commence work. As of 9/30/2023, the owner continued to negotiate the claim with the insurer. Contract for roof work was anticipated no earlier than December 2023. Anticipated completion date for all work is during the first quarter of 2024.	0
2466	Hurricane Ian	Yes	Renaissance Phase III	Ft. Myers	Lee	88	8	11	4	EXTENSIVE	All tenants were relocated to other properties operated by the Housing Authority of the City of Ft. Myers (HACFM). As of 3/31/2023, HACFM was waiting on insurance funds and/or FEMA funding to begin roof replacement. All roofs were tarped. Anticipated completion date was 2024. As of 6/15/2023, owner was still waiting on funds from FEMA and/or insurance carrier to commence work. As of 9/30/2023, the owner continued to negotiate the claim with the insurer. Contract for roof work was anticipated no earlier than December 2023. Anticipated completion date for all work is during the first quarter of 2024.	0
2710	Hurricane Ian	Yes	Renaissance Phase IV	Ft. Myers	Lee	88	8	11	3	EXTENSIVE	All tenants were relocated to other properties operated by the Housing Authority of the City of Ft. Myers (HACFM). As of 3/31/2023, HACFM was waiting on insurance funds and/or FEMA funding to begin roof replacement. All roofs were tarped. Anticipated completion date was 2024. As of 6/15/2023, owner was still waiting on funds from FEMA and/or insurance carrier to commence work. As of 9/30/2023, the owner continued to negotiate the claim with the insurer. Contract for roof work was anticipated no earlier than December 2023. Anticipated completion date for all work is during the first quarter of 2024.	0

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2010	Hurricane Ian	Yes	Renaissance Senior	Ft. Myers	Lee	120	1	8	0	EXTENSIVE	All tenants were relocated to other properties operated by the Housing Authority of the City of Ft. Myers (HACFM). As of 3/31/2023, HACFM was waiting on insurance funds and/or FEMA funding to begin roof replacement. All roofs were tarped. Anticipated completion date was 2024. As of 6/15/2023, owner was still waiting on funds from FEMA and/or insurance carrier to commence work. As of 9/30/2023, the owner continued to negotiate the claim with the insurer. Contract for roof work was anticipated no earlier than December 2023. Anticipated completion date for all work is during the first quarter of 2024.	0
1608	Hurricane Ian	Yes	Valencia Gardens	Wauchula	DeSoto	104	1	16	16	CATASTROPHIC	Sixteen (16) units destroyed by fire due to the Hurricane. No anticipated completion date. Seven (7) households were re-housed at Valencia Gardens. As of 3/31/2023, debris removal had started. Bids for reconstruction of the building were being reviewed. A contract was anticipated to be finalized by 4/30/2023. As of 5/15/2023, the building site was cleared of all debris. As of 6/15/2023, owner and insurance carrier were working to finalize contracts for reconstruction. As of 7/31/2023, environmental and geotechnical site studies were being conducted along with draft architectural plans and preliminary cost estimates. As of 9/30/2023, full set of construction plans were complete and being reviewed by claims adjuster. Contractor would then provide updated price based on adjuster's review. As of 10/31/2023, plans were submitted to the local governments for permit review. As of 12/31/2023, a contract was executed and building permits are expected by 1/31/2024.	9
Total											9	

Hurricane Eta (FEMA-3551_FL) Damage Assessment
as of 12/31/ 2023

Development	City	County	Demographic	# Units	Damage reported	Current Status	# Displaced Households
Glorieta Gardens	Opa Locka	Miami-Dade	Family	330	Flood damage to first floor units of two (2) buildings	<p>According to management, the Local government agreed to issue permits to begin demolition work. However, commencement of work was dependent on a damaged storm drain line that extends from the property to a city-owned canal. As of 2/15/2021, management reported building permits were secured and all households had been relocated. Owners anticipated having the units back online by 4/30/2021. As of 4/9/2021, management reported the households had all been relocated to either a hotel or another unit at the development. As of 5/15/2021, management reported the completion had been extended to 7/31/2021 and there were 28 households displaced. As of 6/30/2021, management reported there were 26 households displaced. As of 7/31/2021, management reported there were 19 households displaced and anticipated completion date was October 31, 2021. As of 9/30/2021, management reported there were 43 units out of service and 15 households displaced. According to management, no work was completed due to a shortage in supplies/materials. Contractors had placed material and supply orders directly through the manufacturers to expedite delivery. Anticipated completion date was March 31, 2022. As of 2/15/2022, management reported 13 households displaced and the anticipated completion date was 3/31/2022. As of 3/31/2022, management reported 13 households were in hotels. Seven (7) units were ready for move-in on 3/31/2022. However, inspection backlogs within the City of Opa Locka Building Dept. delayed receipt of Certificates of Occupancy. As of 5/31/2022, management reported 24 units out of service and 8 households displaced. However, by Thursday, 6/2 only one tenant was anticipated to remain in a hotel. Pending additional site work, the new anticipated completion date was June 30, 2022. As of 8/31/2022, management reported 16 units out of service with 1 household displaced. As of 3/31/2023, management reported only one (1) unit remained out-of-service from flooding caused by Hurricane Eta and no households were displaced. As of 5/15/2023, management reported one (1) unit remained out-of-service while awaiting air quality testing and final inspection. As of 6/15/2023, management reported the unit had been fully inspected and a new tenant had a scheduled move-in date of June 28th. As of 12/31/2023, management reported the final unit remains unoccupied.</p>	1