

Occupancy Report for HFA Financed Properties

February 28, 2019

Name/ Credit Enhancement	Date Closed/ Servicer	Bond Amount	Units/ Set Aside	Location	Developer/ Fee Status/ Trustee	Status
Mobley Park Originally Bank of America LOC, with FNMA conversion, then Freddie Mac Bonds redeemed 4-1-15; Compliance monitoring through 8-24-49 \$1,418 due each 1-1/7-1 until 1-1-45	8-1-99 8-25-04 refunding First Housing	\$8.9 million \$170,000 redeemed Balance redeemed 4-1-15 \$0 balance	238 [143 market; 95 < 60%] 50 years	Tampa, Tampa Heights E. 7 th Avenue & Morgan	Southport (purchased from Cascade Affordable Housing) (originally Bank of America CDC) Final payment made 2-1-15 US Bank	Built and leased; First move in 11-00; 96% occupied (-2%; -3% last two months); 111% of income- restricted units occupied (-4%), 87% of market rate occupied (-0%)
Belmont Heights Phase II Unrated Private Placement	6-06-01 Seltzer	\$7.85 million (\$2,422,177 outstanding)	201 102 PHA; 67 HC; 32 Market 50 years	Tampa, Belmont Heights 22 nd Street & East Lake	Michaels \$7,850 due 1-1/7-1; January paid US Bank	Built and leased; First move in 2-03; 95% occupied (-2%; -2% last two months) 97% of set-aside units occupied (-4%); 84% of market rate units occupied (+6%)
Royal Palm Key FNMA GMAC SunTrust	6-25-02 First Housing	\$8.78 million	240 100% <60% 50 years	County, USF CDBG Target Area Fletcher, east of I-275	Richman \$8,380 due 1-15/7-15; January paid US Bank	Built and leased; First move in 2-03; 97% occupied (-0%; -2% last two months)
Hunter's Run FNMA GMAC Bank of America	6-26-02 First Housing	\$10.5 million \$570,000 called at conversion 2-17-04	216 83% <60% 17% <50% 50 years	County, NW County Henderson, south of Gunn	CED \$7,110 due 6-15/12-15; December paid BONY	Built and leased; First move-in 3-03; 99% occupied (+0%; +1% last two months)
Mariner's Cove Guaranty Fund Bonds redeemed 5-1-14 Compliance monitoring through 7-8-44	7-18-02 Seltzer	\$11.715 million	208 89% <60% 11% <50% 50 years	County, East Lake- Orient Park CDBG Target Area MLK/Clewis	Cornerstone \$0 due Final payment made 5-13-14 US Bank	Built and leased; First move-in 3-03; 98% occupied (-1%; +0% last two months)
Morgan Creek (aka Pebble Creek) FNMA GMAC SunTrust	6-12-03 Ameri National	\$12.7 million	336 80% <60% 20% <50% 50 years	Tampa, New Tampa I-75 & Bruce Downs	Richman \$11,600 due 6-15/12-15 December paid BONY	Built and leased; First move-in 3-04; 98% occupied (-1%; -1% last two months)
Grande Oaks FNMA GMAC SunTrust	2-20-04 Ameri National	\$8.13 million \$830,000 called at conversion 1/06	168 100% <60% 50 years	Tampa, East Tampa East Hanna, north of Hillsborough	Richman \$6,200 due 2-15/8-15; February paid SunTrust/US Bank	Built and leased; First move-in 3-05 96% occupied (-2%; -2% last two months)

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Oaks at Riverview Rated Cash Collateral & Unrated Private Placement	3-25-04 Seltzer	\$10.6 million (\$1.495,000 outstanding)	250 205 PHA (47% <30%) 45 HC 50 years	Tampa, Seminole Heights, West of I-275 East of North Florida from Hanlon- Broad	Mid-City Urban, Russell & Henson \$10,600 due 1-1/7-1; January paid SunTrust/US Bank	Built and leased; First move-in 8-1-05 97% occupied (-3%; -3% last two months)
Meridian Pointe Citibank	2-16-05 Ameri National	\$19.8 million	360 90% <60% 10% <50% 50 years	Tampa East Tampa Hillsborough 0.2 miles east of 22 nd St	Richman \$15,800 due 2-15/8-15; February paid Wells Fargo	Built and leased; First move-in 5-12-06 98% occupied (+1%; -1% last two months)
Gardens at South Bay FNMA ARCS Bank of America	6-2-05 Seltzer	\$10.07 million	216 25 PHA; 54 Section 8; 117 HC; 20 Market 50 years	Tampa, South Tampa East side of South Lois, north of Interbay, north of Clipper Cove	Tampa Housing Authority \$8,290 due 1-1/7-1; January paid Wells Fargo	Built and leased; First move-in 10-7-06 96% occupied (+1%; +1% last two months) 96% of set-aside units occupied (+1%); 100% of market rate units occupied (+5%)
Claymore Crossings Citibank	12-16-05 Ameri National	\$14.53 Million \$1 million redeemed 12-08	260 100% <60% 50 years	County Mango Park Williams Road 0.5 miles north of MLK East Lake-Orient Park CDBG Area	Richman \$11,315 due 6-15/12-15; December paid US Bank	Built and leasing; First move-in 5-1-07 100% occupied (+0%; +1% last two months)
Lake Kathy FNMA GMAC SunTrust	12-16-05 Seltzer	\$20.67 million	360 100% <60% 50 years	County Brandon Grand Regency & Lake Kathy, ½ mile north of Brandon Blvd.	Richman \$19,470 due 6-15/12-15; December paid US Bank	Built and leased; First move-in 2-15-07 98% occupied (-1%; +0% last two months)
Brandywine Citibank	8-8-06 Ameri National	\$8.79 Million \$790,000 redeemed 12-08	144 100% <60% 50 years	Tampa East Tampa 5029 North 40 th Street Approximately 0.35 miles south of Hillsborough	Richman \$6,765 due 1-15/7-15 January paid US Bank	Built and leased First move-in 8-6-07 97% occupied (-2%; -2% last two months)
Hunt Club FHLB of Atlanta SunTrust	9-4-08 Seltzer	\$8.00 Million \$2.555 million redeemed 11-09	96 5% <33% 5% <50% 90% <60% 50 years	County Carrollwood 9450 Lazy Lane Approximately 0.35 miles east of North Dale Mabry and West Busch Blvd.	Richman \$4,890 due 2-15/8-15 February paid BONY	Built and leased First move-in 5-14-09 100% occupied (+0%; +0% last two months)

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Sabal Ridge II Freddie Mac Wells Fargo NIBP	12-16-10 Ameri National	\$7.5 Million \$1.1 million redeemed 6-12	108 6% <50% 94% <60% 50 years	County East Lake- Orient Park CDBG Target Area North side MLK between Clewis & Clewis	Richman \$5,940 due 1-1/7-1 January paid Wells Fargo	Built and leased First move-in 9-26-11 99% occupied (+2%; -1% last two months)
Cristina Woods Freddie Mac Wells Fargo NIBP	12-16-10 Ameri National	\$7.25 Million \$1.13 million redeemed 6-12	108 6% <50% 94% <60% 50 years	County South County Boyette & Balm Riverview (east of US 301)	Richman \$5,690 due 1-1/7-1 January paid Wells Fargo	Built and leased First move-in 10-7-11 99% occupied (+1%; -1% last two months)
The Ella Freddie Mac Bank of America NIBP Elderly	8-30-11 Seltzer	\$12.27 Million \$2.9 million permanent	160 40% <60% 40% Sec. 8 40% PHA 50 years	Tampa Downtown	Tampa Housing Authority/Banc of America CDC \$12,270 1-1/7-1 January paid Wells Fargo	Built and leased First move-in 12-18-12 98% occupied (+2%; -0% last two months)
Kensington Gardens II Freddie Mac Wells Fargo NIBP	11-21-11 Seltzer	\$5.75 Million \$0.8 million redeemed 10-13	96 5% <50% 95% <60% 50 years	County Riverview 6144 Culver Crest Place (between I-75 and US 301)	Richman \$4,680 due 6-1/12-1 December paid Wells Fargo	Built and leased First move-in 8-2-12 98% occupied (-1%; +1% last two months)
The Trio Freddie Mac Bank of America	12-18-12 Seltzer	\$14.12 Million \$4.8 million permanent	141 47%< 60% 23% PHA 30% Market	Tampa Downtown	Tampa Housing Authority/Banc of America CDC \$14,120 due 6-1/12-1 December paid US Bank	Built and leased First move-in 5-21-14 97% occupied (-0%; -1% last two months) 95% of set-aside units occupied (-0%); 100% of market rate units occupied (+0%)
Haley Park Chase Private Placement Elderly	5-13-15 Ameri National	\$7.85 Million \$0 permanent	80 90%< 60% 10%< 40%	County USF 1500 East 130 th Avenue (south of Fletcher off N. 15 th Street	Wendover Fee Prepaid Bank of New York Mellon	Built & leased First move-in 5-1-16 99% occupied (-1%; -1% last two months)

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The Tempo Freddie Mac Bank of America	10-23-14 12-27-17 Seltzer	\$19.85 Million \$10.0 million permanent \$13.0 Million Redeemed 12-28-18	203 60% < 60% 10% PHA 30% Market 50 years	Tampa Downtown	Tampa Housing Authority/Banc of America CDC \$19,850 due 4-1/10-1 October paid \$13,000 due 6-1/12-1 December paid 1 st due 6-1-18 US Bank	Under Construction 99% Complete (+11%) First move-in 12-27-18 30% occupied (+28; +30% last two months)
James Cole (Kaylee Bay) Village No Bonds Homeless	5-29-15 Ameri National	No Bonds \$1 million HFA Loan Due 7-1-35	30 75% < 60% 25% < 40% 50% Homeless	Tampa East Tampa 4011 39 th Street	Volunteers of America 1% Interest Only Loan Paid Monthly Beginning 7-1-15	Built & Leased First move-in 7-1-16 97% occupied (+4%; -0% last two months)
Sweetwater Villas Citi Community Capital	6-13-17 Ameri National	\$6.0 Million \$2.0 million permanent	56 9% < 50% 91% 60%	County Carrollwood 8437 N. Lois	Blue Sky Communities \$6,000 due 6-1/12-1 December paid US Bank	Built & Leased First move-in 6-26-18 100% occupied (+0%, +0% last two months)
Renaissance at West River Freddie Mac Greystone Elderly	11-8-18 Seltzer	\$22.4 Million \$7.6 million permanent	160 86.25% < 50% 13.75% 60%	Tampa West River 1545 W. Main St.	Tampa Housing Authority/Bank of America CDC \$22,400 due 5-1/11-1 1 st payment due 5-1-19 US Bank	Under Construction

UNDER CONSTRUCTION: 2 Developments

OCCUPANCY UNDER 98%: 9 Developments

OCCUPANCY 98% or HIGHER: 13 Developments

BONDS REDEEMED BUT DEVELOPMENT STILL MONITORED

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PROPERTIES THAT ARE NO LONGER MONITORED						
Brandon Crossing AmSouth/FHMA Bonds Redeemed 9-15-14 Compliance ended	6-16-98 11-15-02 refunding Seltzer	\$8.2 million \$530,000 redeemed	200 100% <60% 50 years	County, Brandon Providence Road	CED \$0 due 6-1/12-1 Final Payment made 9-18-14 (\$1,090) US Bank	Built and leased; First move-in 8-1-05 No longer monitored
Park Springs Unrated Private Placement Bonds Redeemed 11-2016. Compliance monitoring ended at that time.	6-8-99 First Housing	\$9.3 million	200 100% <60% 50 years	Plant City Charlie Griffin Road	Park Richey (Leland) \$7,930 due 1-15/7-15; July paid US Bank	Built and leased; First move-in 9-00; No longer monitored
Sherwood Lakes Unrated Private Placement Default & Bonds redeemed 7-28-09	4-24-01 First Housing	\$4.1 million	149 85% <60% 15% <30% 50 years	County, USF CDBG Target Area E. 127 th Ave., north of Fowler	Carlisle \$0 due 1-15/7-15; BONY	Rehabilitated and leased; No longer monitored.
Lakewood Shores Bank of America LOC Bonds redeemed 6-2-10, Compliance monitoring through August 2015	3-24-00 Seltzer	\$9.1 million \$1.6 million redeemed 8-00 Balance redeemed 6-2-10 \$0 balance	184 100% <60% 15 years	County, Brandon Lakewood Drive	CED \$0 due Final payment made 6-2-10 (\$2,253) US Bank	Built and leased; First move in 5-01; No longer monitored.
Clipper Cove Private Placement Bonds Redeemed 9-7-10; Compliance monitoring through March 2016	4-5-00 First Housing	\$7.685 million Balance redeemed 9-7-10 \$0 outstanding	176 100% <60% 15 years	Tampa, S. Tampa Interbay & Lois	Cornerstone \$0 due Final payment made 9-9-10 (\$2,690) US Bank	Built and leased; First move in 2-01; No longer monitored.