

# Occupancy Report for HFA Financed Properties

## September 30, 2019

Name/ Credit Enhancement	Date Closed/ Servicer	Bond Amount	Units/ Set Aside	Location	Developer/ Fee Status/ Trustee	Status
<b>Mobley Park</b> 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 <sup>th</sup> 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; 97% occupied (-1%; -1% last two months);  114% of income- restricted units occupied (+0%), 85% of market rate occupied (-2%)
<b>Belmont Heights Phase II</b> 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 <sup>nd</sup> Street & East Lake	Michaels \$7,850 due 1-1/7-1; July paid US Bank	Built and leased; First move in 2-03; 96% occupied (+0%; -0% last two months) 99% of set-aside units occupied (+1%); 78% of market rate units occupied (-0%)
<b>Royal Palm Key</b> 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 \$8,180 due 1-15/7-15; July paid US Bank	Built and leased; First move in 2-03; 98% occupied (-0%; -0% last two months)
<b>Hunter's Run</b> 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; June paid BONY	Built and leased; First move-in 3-03; 98% occupied (-1%; -1% last two months)
<b>Mariner's Cove</b> 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; 97% occupied (+2%; -0% last two months)
<b>Morgan Creek</b> (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 June paid BONY	Built and leased; First move-in 3-04; 98% occupied (-0%; -2% last two months)
<b>Grande Oaks</b> 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 \$6,100 due 2-15/8-15; August paid SunTrust/US Bank	Built and leased; First move-in 3-05 98% occupied (-0%; -0% last two months)

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<b>Oaks at Riverview</b> 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; July paid SunTrust/US Bank	Built and leased; First move-in 8-1-05 98% occupied (+2%; +2% last two months)
<b>Meridian Pointe</b> 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 <sup>nd</sup> St	Richman \$15,800 due 2-15/8-15; August paid Wells Fargo	Built and leased; First move-in 5-12-06 99% occupied (-0%; -1% last two months)
<b>Gardens at South Bay</b> 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 \$8,180 due 1-1/7-1; July paid Wells Fargo	Built and leased; First move-in 10-7-06 95% occupied (-2%; -1% last two months) 95% of set-aside units occupied (-2%); 100% of market rate units occupied (+0%)
<b>Claymore Crossings</b> 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 \$11,215 due 6-15/12-15; June paid  US Bank	Built and leasing; First move-in 5-1-07 100% occupied (+1%; +2% last two months)
<b>Lake Kathy</b> 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 \$19,370 due 6-15/12-15; June paid  US Bank	Built and leased; First move-in 2-15-07 96% occupied (-2%; -3% last two months)
<b>Brandywine</b> 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 <sup>th</sup> Street Approximately 0.35 miles south of Hillsborough	Richman \$6,765 due 1-15/7-15 July paid  US Bank	Built and leased First move-in 8-6-07 99% occupied (+0%; +0% last two months)
<b>Hunt Club</b> 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 August paid  BONY	Built and leased First move-in 5-14-09 97% occupied (-3%; -2% last two months)

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<b>Sabal Ridge II</b> 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 \$5,880 due 1-1/7-1 July paid  Wells Fargo	Built and leased First move-in 9-26-11 96% occupied (-4%; -3% last two months)
<b>Cristina Woods</b> 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 \$5,640 due 1-1/7-1 July paid  Wells Fargo	Built and leased First move-in 10-7-11 99% occupied (-0%; -1% last two months)
<b>The Ella</b> 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 July paid Wells Fargo	Built and leased First move-in 12-18-12 99% occupied (+1%; -0% last two months)
<b>Kensington Gardens II</b> 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 June paid  Wells Fargo	Built and leased First move-in 8-2-12 100% occupied (+2%; +1% last two months)
<b>The Trio</b> 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 June paid US Bank	Built and leased First move-in 5-21-14 94% occupied (+1%; +1% last two months) 93% of set-aside units occupied (+3%); 95% of market rate units occupied (-3%)
<b>Haley Park</b> Chase Private Placement  Elderly	5-13-15  Ameri National	\$7.85 Million \$0 permanent	80  90%< 60% 10%< 40%	County USF 1500 East 130 <sup>th</sup> Avenue (south of Fletcher off N. 15 <sup>th</sup> Street	Wendover Fee Prepaid  Bank of New York Mellon	Built & leased First move-in 5-1-16 99% occupied (+0%; +4% last two months)

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<b>The Tempo</b> 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 (61) 50 years	Tampa Downtown	Tampa Housing Authority/Banc of America CDC \$19,850 due 4-1/10-1 April paid \$13,000 due 6-1/12-1 June paid 1 <sup>st</sup> due 6-1-18 US Bank	<b>Built &amp; Leased</b>  First move-in 12-27-18 98% occupied (+0; +6% last two months) 97% of set-aside units occupied (-0%); 98% of market rate units occupied (-2%)
<b>James Cole (Kaylee Bay) Village</b> 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 <sup>th</sup> Street	Volunteers of America 1% Interest Only Loan Paid Monthly Beginning 7-1-15	<b>Built &amp; Leased</b>  First move-in 7-1-16 97% occupied (-0%; -0% last two months)
<b>Sweetwater Villas</b> 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 June paid  US Bank	<b>Built &amp; Leased</b>  First move-in 6-26-18 100% occupied (+0%, +2% last two months)
<b>Renaissance at West River</b> 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 May paid US Bank	<b>Under Construction</b> 37% complete (+25%)
<b>Preserve at Sabal Park</b> No Bonds  Local Preference	1-31-19  Seltzer	No Bonds \$439,000 HFA Loan Due 1-1-36	144  80% <60% 20% <40% 5% (8 units) at-risk group	County	Blue Sky Communities \$1,690.57 due 1-1/7-1 July paid Amortization begins 7-1-21, 1%/30-year Balloon 7-1-36	<b>Under Construction</b> 58% complete (+10%)

**UNDER CONSTRUCTION: 2 Developments**

**OCCUPANCY UNDER 98%: 9 Developments**

**OCCUPANCY 98% or HIGHER: 14 Developments**

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**BONDS REDEEMED BUT DEVELOPMENT STILL MONITORED**

PROPERTIES THAT ARE NO LONGER MONITORED						
<b>Brandon Crossing</b> 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
<b>Park Springs</b> 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
<b>Sherwood Lakes</b> 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 <sup>th</sup> Ave., north of Fowler	Carlisle \$0 due 1-15/7-15; BONY	Rehabilitated and leased; No longer monitored.
<b>Lakewood Shores</b> 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.
<b>Clipper Cove</b> 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.