

# Occupancy Report for HFA Financed Properties

## September 30, 2020

| Name/ Credit Enhancement   | Date Closed/ Servicer                            | Bond Amount   | Units/ Set Aside   | Location   | Developer/ Fee Status/ Trustee   | Status  |
|--|--|---|--|--|--|---|
| <b>Mobley Park</b><br>Originally Bank of America LOC, with FNMA conversion, then Freddie Mac Bonds redeemed 4-1-15; Compliance monitoring through 8-24-49<br>\$1,418 due each 1-1/7-1 until 1-1-45 | 8-1-99<br>8-25-04 refunding<br><br>First Housing | \$8.9 million<br>\$170,000 redeemed<br>Balance redeemed 4-1-15<br>\$0 balance | 238<br><br>[143 market;<br>95 < 60%]<br><br>50 years       | Tampa, Tampa Heights<br>E. 7 <sup>th</sup> Avenue & Morgan       | Southport<br>(purchased from Cascade Affordable Housing)<br>(originally Bank of America CDC)<br>Final payment made 2-1-15<br>US Bank | Built and leased;<br>First move in 11-00;<br>97% occupied<br>(+0%; +0% last two months);<br><br>101% of income- restricted units occupied (-1%),<br>94% of market rate occupied (+3%) |
| <b>Belmont Heights Phase II</b><br>Unrated Private Placement   | 6-06-01<br><br>Seltzer                           | \$7.85 million<br>(\$2,422,177 outstanding)                                   | 201<br><br>102 PHA;<br>67 HC;<br>32 Market<br><br>50 years | Tampa, Belmont Heights<br>22 <sup>nd</sup> Street & East Lake    | Michaels<br>\$7,850 due 1-1/7-1;<br>July paid<br>US Bank   | Built and leased;<br>First move in 2-03;<br>94% occupied<br>(+1%; +1% last two months)<br>95% of set-aside units occupied (-0%);<br>84% of market rate units occupied (+3%)           |
| <b>Royal Palm Key</b><br>FNMA<br>GMAC<br>SunTrust  | 6-25-02<br><br>First Housing                     | \$8.78 million  | 240<br><br>100% <60%<br><br>50 years                       | County, USF CDBG<br>Target Area<br>Fletcher, east of I-275       | Richman<br>\$7,850 due 1-15/7-15;<br>July paid<br>US Bank  | Built and leased;<br>First move in 2-03;<br>98% occupied<br>(-1%; -1% last two months)  |
| <b>Hunter's Run</b><br>FNMA<br>GMAC<br>Bank of America   | 6-26-02<br><br>First Housing                     | \$10.5 million<br>\$570,000 called at conversion 2-17-04                      | 216<br>83% <60%<br>17% <50%<br>50 years                    | County, NW County<br>Henderson, south of Gunn                    | CED<br>\$6,775 due 6-15/12-15;<br>June paid<br>BONY  | Built and leased;<br>First move-in 3-03;<br>99% occupied<br>(+2%; -0% last two months)  |
| <b>Mariner's Cove</b><br>Guaranty Fund<br>Bonds redeemed 5-1-14<br>Compliance monitoring through 7-8-44  | 7-18-02<br><br>Seltzer                           | \$11.715 million  | 208<br>89% <60%<br>11% <50%<br>50 years                    | County, East Lake- Orient Park CDBG<br>Target Area<br>MLK/Clewis | Cornerstone<br>\$0 due<br>Final payment made 5-13-14<br>US Bank  | Built and leased;<br>First move-in 3-03;<br>97% occupied<br>(-2%; -2% last two months)  |
| <b>Morgan Creek</b><br>(aka Pebble Creek)<br>FNMA<br>GMAC<br>SunTrust  | 6-12-03<br><br>Ameri National                    | \$12.7 million  | 336<br>80% <60%<br>20% <50%<br>50 years                    | Tampa, New Tampa<br>I-75 & Bruce Downs                           | Richman<br>\$10,900 due 6-15/12-15<br>June paid<br>BONY  | Built and leased;<br>First move-in 3-04;<br>100% occupied<br>(+1%; +2% last two months)   |
| <b>Grande Oaks</b><br>FNMA<br>GMAC<br>SunTrust   | 2-20-04<br><br>Ameri National                    | \$8.13 million<br>\$830,000 called at conversion 1/06                         | 168<br>100% <60%<br><br>50 years                           | Tampa, East Tampa<br>East Hanna, north of Hillsborough           | Richman<br>\$5,900 due 2-15/8-15;<br>August paid<br>SunTrust/US Bank   | Built and leased;<br>First move-in 3-05<br>100% occupied<br>(+2%; +1% last two months)  |

# Occupancy Report for HFA Financed Properties

## September 30, 2020

| Name/ Credit Enhancement  | Date Closed/ Servicer          | Bond Amount                                      | Units/ Set Aside  | Location  | Developer/ Fee Status/ Trustee   | Status  |
|---|--------------------------------|--|---|---|--|---|
| <b>Oaks at Riverview</b><br>Rated Cash Collateral & Unrated Private Placement | 3-25-04<br><br>Seltzer         | \$10.6 million<br>(\$1.495,000 outstanding)      | 250<br><br>205 PHA (47% <30%)<br>45 HC<br><br>50 years            | Tampa, Seminole Heights,<br>West of I-275<br>East of North Florida from Hanlon- Broad                             | Mid-City Urban, Russell & Henson<br>\$10,600 due 1-1/7-1;<br>July paid<br>SunTrust/US Bank | Built and leased;<br>First move-in 8-1-05<br>98% occupied<br>(+1%; -0% last two months)   |
| <b>Meridian Pointe</b><br>Citibank  | 2-16-05<br><br>Ameri National  | \$19.8 million                                   | 360<br>90% <60%<br>10% <50%<br><br>50 years                       | Tampa<br>East Tampa<br>Hillsborough<br>0.2 miles east of 22 <sup>nd</sup> St                                      | Richman<br>\$15,430 due 2-15/8-15;<br>August paid<br>Wells Fargo                           | Built and leased;<br>First move-in 5-12-06<br>99% occupied<br>(-1%; +0% last two months)  |
| <b>Gardens at South Bay</b><br>FNMA<br>ARCS<br>Bank of America                | 6-2-05<br><br>Seltzer          | \$10.07 million                                  | 216<br>25 PHA; 54 Section 8;<br>117 HC; 20 Market<br><br>50 years | Tampa, South Tampa<br>East side of South Lois, north of Interbay, north of Clipper Cove                           | Tampa Housing Authority<br>\$7,945 due 1-1/7-1;<br>July paid<br>Wells Fargo                | Built and leased;<br>First move-in 10-7-06<br>96% occupied<br>(+0%; +0% last two months)<br>95% of set-aside units occupied (+0%); 100% of market rate units occupied (+0%) |
| <b>Claymore Crossings</b><br>Citibank   | 12-16-05<br><br>Ameri National | \$14.53 Million<br>\$1 million redeemed 12-08    | 260<br><br>100% <60%<br><br>50 years                              | County<br>Mango Park<br>Williams Road<br>0.5 miles north of MLK<br>East Lake-Orient Park<br>CDBG Area             | Richman<br>\$10,820 due 6-15/12-15;<br>June paid<br><br>US Bank                            | Built and leasing;<br>First move-in 5-1-07<br>99% occupied<br>(-1%; -1% last two months)  |
| <b>Lake Kathy</b><br>FNMA<br>GMAC<br>SunTrust                                 | 12-16-05<br><br>Seltzer        | \$20.67 million                                  | 360<br><br>100% <60%<br><br>50 years                              | County<br>Brandon<br>Grand Regency & Lake Kathy,<br>½ mile north of Brandon Blvd.                                 | Richman<br>\$18,935 due 6-15/12-15;<br>June paid<br><br>US Bank                            | Built and leased;<br>First move-in 2-15-07<br>99% occupied<br>(+0%; +1% last two months)  |
| <b>Brandywine</b><br>Citibank   | 8-8-06<br><br>Ameri National   | \$8.79 Million<br>\$790,000 redeemed 12-08       | 144<br><br>100% <60%<br><br>50 years                              | Tampa<br>East Tampa<br>5029 North 40 <sup>th</sup> Street<br>Approximately 0.35 miles south of Hillsborough       | Richman<br>\$6,665 due 1-15/7-15<br>July paid<br><br>US Bank                               | Built and leased<br>First move-in 8-6-07<br>98% occupied<br>(+1%; -1% last two months)  |
| <b>Hunt Club</b><br>FHLB of Atlanta<br>SunTrust                               | 9-4-08<br><br>Seltzer          | \$8.00 Million<br>\$2.555 million redeemed 11-09 | 96<br><br>5% <33%<br>5% <50%<br>90% <60%<br><br>50 years          | County<br>Carrollwood<br>9450 Lazy Lane<br>Approximately 0.35 miles east of North Dale Mabry and West Busch Blvd. | Richman<br>\$4,795 due 2-15/8-15<br>August paid<br><br>BONY                                | Built and leased<br>First move-in 5-14-09<br>100% occupied<br>(+0%; +0% last two months)  |

# Occupancy Report for HFA Financed Properties

## September 30, 2020

| Name/ Credit Enhancement   | Date Closed/ Servicer          | Bond Amount                                    | Units/ Set Aside  | Location  | Developer/ Fee Status/ Trustee  | Status   |
|--|--------------------------------|--|---|---|---|--|
| <b>Sabal Ridge II</b><br>Freddie Mac<br>Wells Fargo<br>NIBP              | 12-16-10<br><br>Ameri National | \$7.5 Million<br>\$1.1 million redeemed 6-12   | 108<br><br>6%<br><50%<br>94%<br><60%<br><br>50 years            | County<br>East Lake- Orient Park CDBG Target Area<br>North side MLK between Clewis & Clewis           | Richman<br>\$5,780 due<br>1-1/7-1<br>July paid<br><br>Wells Fargo                               | Built and leased<br>First move-in 9-26-11<br>97% occupied<br>(-2%; -3% last two months)  |
| <b>Cristina Woods</b><br>Freddie Mac<br>Wells Fargo<br>NIBP              | 12-16-10<br><br>Ameri National | \$7.25 Million<br>\$1.13 million redeemed 6-12 | 108<br><br>6%<br><50%<br>94%<br><60%<br><br>50 years            | County<br>South County<br>Boyette & Balm Riverview (east of US 301)                                   | Richman<br>\$5,550 due<br>1-1/7-1<br>July paid<br><br>Wells Fargo                               | Built and leased<br>First move-in 10-7-11<br>98% occupied<br>(-2%; -2% last two months)  |
| <b>The Ella</b><br>Freddie Mac<br>Bank of America<br>NIBP<br><br>Elderly | 8-30-11<br><br>Seltzer         | \$12.27 Million<br>\$2.9 million permanent     | 160<br><br>40%<br><60%<br>40% Sec. 8<br>40% PHA<br><br>50 years | Tampa<br>Downtown   | Tampa Housing Authority/Banc of America CDC<br>\$12,270<br>1-1/7-1<br>July paid<br>Wells Fargo  | Built and leased<br>First move-in 12-18-12<br>98% occupied<br>(+0%; +0% last two months)   |
| <b>Kensington Gardens II</b><br>Freddie Mac<br>Wells Fargo<br>NIBP       | 11-21-11<br><br>Seltzer        | \$5.75 Million<br>\$0.8 million redeemed 10-13 | 96<br><br>5%<br><50%<br>95%<br><60%<br><br>50 years             | County<br>Riverview<br>6144 Culver Crest Place (between I-75 and US 301)                              | Richman<br>\$4,605 due<br>6-1/12-1<br>June paid<br><br>Wells Fargo                              | Built and leased<br>First move-in 8-2-12<br>99% occupied<br>(-0%; -1% last two months)   |
| <b>The Trio</b><br>Freddie Mac<br>Bank of America                        | 12-18-12<br><br>Seltzer        | \$14.12 Million<br>\$4.8 million permanent     | 141<br><br>47%<br><60%<br>23% PHA<br>30% Market                 | Tampa<br>Downtown   | Tampa Housing Authority/Banc of America CDC<br>\$14,120 due<br>6-1/12-1<br>June paid<br>US Bank | Built and leased<br>First move-in 5-21-14<br>96% occupied<br>(-1%; -1% last two months)<br>95% of set-aside units occupied (-2%);<br>98% of market rate units occupied (+0%) |
| <b>Haley Park</b><br>Chase Private Placement<br><br>Elderly              | 5-13-15<br><br>Ameri National  | \$7.85 Million<br>\$0 permanent                | 80<br><br>90%<br><60%<br>10%<br><40%                            | County<br>USF<br>1500 East 130 <sup>th</sup> Avenue (south of Fletcher off N. 15 <sup>th</sup> Street | Wendover<br>Fee Prepaid<br><br>Bank of New York Mellon  | Built & leased<br>First move-in 5-1-16<br>96% occupied<br>(-3%; +1% last two months)   |

# Occupancy Report for HFA Financed Properties

## September 30, 2020

| Name/ Credit Enhancement  | Date Closed/ Servicer                   | Bond Amount  | Units/ Set Aside   | Location   | Developer/ Fee Status/ Trustee  | Status  |
|---|---|--|--|--|---|---|
| <b>The Tempo</b><br>Freddie Mac<br>Bank of America                          | 10-23-14<br><br>12-27-17<br><br>Seltzer | \$19.85 Million<br>\$10.0 million permanent<br><br>\$13.0 Million<br>Redeemed 12-28-18 | 203<br><br>60% < 60%<br>10% PHA<br>30% Market (61)<br>50 years | Tampa Downtown                                   | Tampa Housing Authority/Banc of America CDC<br>\$19,850 due 4-1/10-1<br>April paid<br>\$13,000 due 6-1/12-1<br>June paid<br>1 <sup>st</sup> due 6-1-18<br>US Bank | Built & Leased<br>First move-in 12-27-18<br>97% occupied<br>(-1%; +1% last two months)<br>96% of set-aside units occupied (-1%);<br>95% of market rate units occupied (-3%) |
| <b>Kaylee Bay Village</b><br>No Bonds<br><br>Homeless                       | 5-29-15<br><br>Ameri National           | No Bonds<br>\$1 million HFA Loan<br>Due 7-1-35   | 30<br>75% < 60%<br>25% < 40%<br>50% Homeless                   | Tampa East Tampa<br>4011 39 <sup>th</sup> Street | Volunteers of America<br>1% Interest Only Loan<br>Paid Monthly<br>Beginning 7-1-15  | Built & Leased<br>First move-in 7-1-16<br>83% occupied<br>(+3%; -0% last two months)  |
| <b>Sweetwater Villas</b><br>Citi Community Capital                          | 6-13-17<br><br>Ameri National           | \$6.0 Million<br>\$2.0 million permanent   | 56<br>9% < 50%<br>91% < 60%                                    | County Carrollwood<br>8437 N. Lois               | Blue Sky Communities<br>\$6,000 due 6-1/12-1<br>June paid<br><br>US Bank  | Built & Leased<br>First move-in 6-26-18<br>98% occupied<br>(-2%, +5% last two months)   |
| <b>Renaissance at West River</b><br>Freddie Mac<br>Greystone<br><br>Elderly | 11-8-18<br><br>Seltzer                  | \$22.4 Million<br>\$7.6 million permanent  | 160<br>86.25% < 50%<br>13.75% < 60%                            | Tampa West River<br>1545 W. Main St.             | Tampa Housing Authority/Banc of America CDC<br>\$22,400 due 5-1/11-1<br>May paid<br>US Bank   | Under Construction<br>99% complete (+8%)  |
| <b>Preserve at Sabal Park</b><br>No Bonds<br><br>Local Preference           | 1-31-19<br><br>Seltzer                  | No Bonds<br>\$439,000 HFA Loan<br>Due 1-1-36   | 144<br>80% < 60%<br>20% < 40%<br>5% (8 units) at-risk group    | County   | Blue Sky Communities<br>\$2,183.01 due 1-1/7-1<br>July paid<br>Amortization begins 7-1-21, 1%/30-year<br>Balloon 7-1-36   | Built & Leased<br>First move-in 3-11-20<br>100% occupied<br>(+0%; +0% last two months)  |

**UNDER CONSTRUCTION: 2 Developments**

**OCCUPANCY UNDER 98%: 9 Developments**

**OCCUPANCY 98% or HIGHER: 15 Developments**

# Occupancy Report for HFA Financed Properties

## September 30, 2020

### BONDS REDEEMED BUT DEVELOPMENT STILL MONITORED

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