

LEON COUNTY CONTRACT ROUTING FORM

Original
 Renewal
 Amendment # _____

County Contract No. B-21-400

Contract Manager:	<u>Shington Lamy</u>	Phone #:	<u>850-606-1915</u>
Division:	<u>Housing</u>	Email:	<u>LamyS@leoncountyfl.gov</u>
Department Contact:	<u>Shington Lamy</u>	Phone #:	<u>850-606-1915</u>
Department:	<u>Human Services and Community Partnerships</u>	Email:	<u>LamyS@leoncountyfl.gov</u>
Vendor/Contractor Name:	<u>Housing Finance Authority of Leon County</u>	Contact:	<u>Mark Hendrickson</u>
Address:	<u>615 Paul Russell Road</u>	Phone#:	<u>850-671-5601</u>
City, State, Zip:	<u>Tallahassee, Florida 32301</u>	Email:	<u>Mark@thehendricksoncompany.com</u>

Contract Period: From May 11, 2021 To May 11, 2024

Renewal Periods: Number _____ Term 3 years

Contract Total \$ Amount: _____ or check if Unit Price Agreement

Contract Type: <input type="checkbox"/> Easement <input type="checkbox"/> Construction <input type="checkbox"/> Continuing Supply <input type="checkbox"/> Deed <input type="checkbox"/> Interlocal Agreement <input type="checkbox"/> Grant <input type="checkbox"/> Lease <input type="checkbox"/> Other Services <input type="checkbox"/> Performance Agreement <input type="checkbox"/> Professional Services <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Other (Explain below)	Forms Required: <input type="checkbox"/> Public Entity Crimes Statement <input type="checkbox"/> Performance Bond <input type="checkbox"/> Materials & Payment Bond <input type="checkbox"/> Warranty Bond <input type="checkbox"/> Certification Regarding Debarment Insurance Certificates <input type="checkbox"/> General Liability <input type="checkbox"/> Professional Liability <input type="checkbox"/> Workers' Compensation <input type="checkbox"/> Errors & Omissions <input type="checkbox"/> Automobile Coverage	Procurement Method <input type="checkbox"/> ITB # _____ <input type="checkbox"/> RFP # _____ <input type="checkbox"/> ITN # _____ <input type="checkbox"/> Sole Source <input type="checkbox"/> Gov't Entity <input type="checkbox"/> Other (Explain below) Award Authority: <input type="checkbox"/> Purchasing Director <input type="checkbox"/> County Administrator <input checked="" type="checkbox"/> Board of County Commissioners Agenda Date <u>5/11/21</u> Item # <u>8</u> <input type="checkbox"/> Pursuant to Board Policy # _____
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Title/Description: _____

Comments: Interlocal Agreement with Housing Finance Authority

Routing:

Required	Initials	Date	
<u>X</u>	<u>Shington Lamy</u> <small>Digitally signed by Shington Lamy DN: cn=Shington Lamy, o=Leon County, ou=www.leoncountyfl.gov, c=US Date: 2021.05.13 09:02:46-0700</small>	_____	Originating Division <u>Shington Lamy/HSCP</u>
_____	_____	_____	Department Director
<u>X</u>	<u>KLK</u>	<u>5/14/2021</u>	Purchasing
_____	_____	_____	County Attorney's Office
<u>X</u>	<u>VSL</u>	<u>5/14/2021</u>	Deputy or Assistant County Administrator
_____	_____	_____	County Administrator
<u>X</u>	<u>gmk</u>	<u>07/06/2021</u>	Chairman, BCC
_____	_____	_____	Clerk's Office (Finance)

Return completed documents to: Malinda Harris/HSCP

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (AGREEMENT), is made and entered into as of the date of last signature below (“Effective Date”), by and between Leon County, Florida, a charter county and a political subdivision of the State of Florida (the “County”) and the Housing Finance Authority of Leon County, a separate public body, corporate and politic (the “HFA”). The County and HFA may be referenced herein individually as (“Party”) or collectively as (“the Parties”).

WHEREAS, the County is dedicated to promoting, maintaining, and providing safe, sanitary, and affordable homes for low to moderate-income citizens of Leon County; and

WHEREAS, on June 10, 1980 the Leon County Board of County Commissioners (the “Board”) adopted Ordinance No. 80-39, creating the HFA pursuant to Chapter 159, Part IV, Florida Statutes (the Florida Housing Finance Authority Law) and as most recently amended by Ordinance No. 2017-02 adopted on February 7, 2017; and

WHEREAS, the HFA functions to alleviate a shortage of affordable housing and investment capital for residents in Tallahassee-Leon County; and

WHEREAS, the HFA encourages investments by private enterprises, stimulates construction and rehabilitation of housing through the use of public financing and provides low-cost loans to make housing purchase affordable; and

WHEREAS, the Parties have expressed a mutual commitment to the coordination and collaboration of affordable housing efforts in the community; and

WHEREAS, the Parties seek to collaborate on the investment of any funds recaptured from the Down Payment Assistance Loans that were funded by the County during the period of October 1, 1998 through September 30, 2008 through the State Housing Initiative Partnership (SHIP) funds, in accordance with the guidelines of SHIP.

NOW THEREFORE, the Parties agree to the following:

1. Purpose and Objective

- a. The purpose of this Agreement is for the coordination and collaboration of affordable housing efforts between the Parties.

2. Definitions

- a. Down Payment Assistance Loans: Loans prepared and recorded in the name of the HFA that were funded by the County through the State Housing Initiative Partnership funds or from other sources.
- b. County-HFA Cooperative Parcels: County-owned parcels that have been deemed suitable for affordable housing in accordance with Florida Statutes and the

County's Real Estate Policy and presented to and accepted by the HFA for cooperation in the sale or lease.

- c. Housing Programs: County-adopted or HFA-adopted programs that provide financial support to low-income residents for affordable housing.
- d. Fee: any sum of money collected by the HFA from a developer as part of the application process for Local Government Area of Opportunity Funding and other Florida Housing Finance Corporation programs that require local government funding on behalf of Leon County.
- e. Real Estate Policy: The County's Real Estate Policy, Policy No. 16-5, adopted June 19, 2018, as may be amended from time to time.

3. Responsibilities of the Parties

The Parties responsibilities for the coordination and collaboration of Housing Programs will be as follows:

a. County Responsibilities

- i. The County, in mutual agreement with the HFA, will administer programs adopted by the HFA that seek to address the affordable housing needs of residents in Leon County, at no administrative cost to the HFA, in accordance with guidelines established by the HFA and the County Administrator, or his or her duly authorized designee.
- ii. The programs will be administered by accomplishing the following:
 - 1. Determine client eligibility;
 - 2. Assess home rehabilitation needs;
 - 3. Solicit bids for housing rehabilitation services;
 - 4. Complete any required agreements with clients or contractors;
 - 5. Monitor the work of contractors; and
 - 6. Process invoices.
- iii. The County will utilize funds provided by the HFA for the County housing program.
 - 1. HFA funds, approved by the HFA, will supplement funding from other sources for projects that meet the criteria of County-adopted housing programs. Other sources include, but are not limited to, the SHIP, Community Development Block Grant, and County General Revenue funds. The HFA authorizes the County to use designated HFA funds to support the SHIP program and/or projects.
 - 2. The County will ensure that all recipients of funds meet all eligibility requirements mutually agreed upon and authorized by the

HFA and the County Administrator, or his or her duly authorized designee.

- b. In the event an award is made through a County-adopted program funded with HFA funds that is not in compliance with the mutually agreed upon program guidelines, the County agrees to fund, from other sources, an amount corresponding to the award to be used for the County-adopted program.
 - i. The County will maintain the records of housing programs that it administers. The records will include:
 - 1. The number of applicants seeking funding,
 - 2. The name of clients served,
 - 3. Name of all vendors utilized for each project,
 - 4. The total amount of funds utilized for each project including HFA and funds from other sources,
 - 5. The types of housing projects,
 - 6. The date each project started and the date the project was completed, and
 - 7. The types of services requested.
 - ii. The County will provide the HFA with a monthly report on HFA funds used for projects in the form attached hereto as Exhibit A.
- c. HFA Responsibilities
 - i. Upon the HFA's approval of this Agreement, the HFA, in mutual agreement with the County, will become a strategic and financial partner of programs and projects adopted by the County that seek to address the affordable housing needs of residents in Leon County.
 - ii. The HFA, in mutual agreement with the County, will determine annually the HFA programs to be administered by the County no later than June 15 prior to the start of each fiscal year. HFA will determine the level of its funding and the limits to its funding of County-adopted housing programs on an annual basis no later than June 15 prior to the start of each fiscal year.
 - iii. Upon the HFA's approval of this Agreement, the HFA will serve as a strategic planning and financial partner in the promotion of County and HFA Housing Programs and Services mutually agreed upon by the Parties. Annual Programs will be determined in advance by both Parties no later than June 15 prior to the start of the fiscal year. Annual funding, if any, will be determined in advance by the HFA no later than June 15 prior to the start of the fiscal year.

- iv. The HFA may serve as a strategic planning and financing partner on County events that seek to promote affordable housing efforts to include, but not be limited to, the Leon County Annual Home Expo and the Leon County 9/11 Day of Service. Annual funding for promotional efforts will be determined in advance by the HFA no later than June 15 prior to the start of the fiscal year.
- v. The HFA will continue to evaluate housing projects for potential investments through the issuance of bonds and other financial resources in order to increase the inventory of affordable housing in Leon County through programs such as, but not limited to, the development of new units (rental or homeownership) and down payment and/or closing cost assistance.
- vi. The HFA will establish, in collaboration with the Leon County Administrator, or his or her duly authorized designee, a comparative application process based on local priorities for considering requests from developers for Local Government Area of Opportunity Funding (LGAOF) for the Florida Housing Finance Corporation (FHFC) Housing Credit program providing low-income housing 9% tax credits and other FHFC programs that require a local government contribution.
 - 1. At the direction of the Leon County Administrator, or his or her duly authorized designee, the HFA will solicit applications for LGAOF and other competitive FHFC funding programs;
 - 2. The HFA will comparatively evaluate applications and provide a report that analyzes all applications received via the process mutually agreed upon in this subsection (3)(c)(vi) herein;
 - 3. The HFA will make a recommendation to the Board on affordable multi-family housing development projects to support as the local priority via LGAOF or other FHFC programs that require a local contribution with sufficient time for action by the Board and submission of an application pursuant to the FHFC's applicable Request for Applications.
 - 4. Any Fees established and/or collected by the HFA in association with subsection (3)(c)(vi) herein must be approved by the Leon County Administrator, or his or her duly authorized designee.

4. Budget

- a. Budget adoption. The HFA will adopt an estimated budget for both County-adopted and HFA-adopted programs administered by the County by June 15 prior to the start of each fiscal year.
- b. Advancement of funds. The HFA will, based on its adopted budget and upon specific designation by the HFA for a given program, advance funds to the County annually or semi-annually for HFA programs administered by the County and/ or

County-adopted programs funded by the HFA. The County will retain unencumbered funds at the end of a fiscal year.

- c. Previously Administered Programs. If the HFA decides not to have the County administer any previously administered programs, any funds previously paid by the HFA to the County, but not encumbered or spent for their designated purpose, will be returned to the HFA.

5. Investment of Previous Down Payment Assistance Loans

- a. Coordination on the Investment of DPA Loans. The Parties agree to coordinate on the investment of any funds that may be repaid from the Down Payment Assistance Loans issued during the period of October 1, 1998 through September 30, 2008 attached as in Exhibit B (the "Exhibit B DPA Loans") for strategies provided in the County's SHIP-LHAP and in accordance with SHIP criteria.
- b. Deposit of Exhibit B DPA Repaid Loan Funds. The Parties agree that the HFA will transfer any funds repaid after the date hereof from the Exhibit B DPA Loans into the County's Local Housing Trust Fund. The HFA agrees to execute such documents as necessary to grant the County the authority to release, satisfy or take such other actions as the County shall deem necessary with respect to the Exhibit B DPA Loans, and for the County to directly receive funds repaid from the Exhibit B DPA Loans.
- c. Exhibit C DPA Loans. The Parties agree that any funds repaid from the Down Payment Assistance Loans set forth in Exhibit C attached hereto (the "Exhibit C DPA Loans") shall be the property of the HFA, and the County agrees (i) to transfer any such funds to the HFA, and (ii) not to release or otherwise enter into any agreement regarding an Exhibit C DPA Loan without the HFA's approval.

6. Changes in Responsibilities

- a. Changes in the responsibilities of either Party will be mutually agreed upon by the Parties and will be incorporated by written amendments to this Agreement.

7. Affordable Housing Parcels

- a. In accordance with County's Real Estate Policy the HFA and the County will cooperate in the sale or lease of any County-HFA Cooperative Parcels as evidenced by jointly advertising and contributing to the costs associated with preparing such parcels for sale or lease. All activity and action for the disposition of affordable housing parcels will be in accordance with Article 11 of the Real Estate Policy and include the following:
 - i. The payment, if any, and the use of funds requested from the HFA.
 - ii. The process and timeline for selling the property.

- iii. Any conditions regarding the sale, including the nature of subsequent use and ownership.

8. HFA Correspondence

- a. The address listed for the County's Housing Services Division will serve as the physical address for the HFA. Any correspondence addressed to the HFA and received by the County's Housing Services Division will be forwarded to the HFA in a timely manner.

9. Employee Designation

- a. All employees of the County involved in carrying out the obligations of the County under this Agreement remain employees of the County and are subject to the County's personnel rules and regulations therein.

10. Required Information

- a. Each Party agrees to provide the other Party with any and all information necessary to meet their respective obligations as identified herein.

11. County Staff

- a. The use of County staff and other resources, will only be authorized for projects that are directly associated with the responsibilities of the County and HFA-adopted programs mutually agreed to be administered by the County.

12. Term

- a. The term of this Agreement (the "Term") will commence on the Effective Date and will be for a term of three (3) years. This Agreement may be renewed for additional three-year terms upon mutual agreement by the Parties of the satisfaction of performance of both Parties, unless the Agreement is terminated earlier pursuant to the terms of this Agreement.

13. Termination

- a. Either the HFA or the County may terminate this Agreement without cause by giving at least thirty (30) calendar days written notice to the other party.

14. Audits, Records and Records Retention

- a. The HFA agrees to establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all revenues and expenditures of funds. The HFA further agrees to retain all financial records, supporting documents, statistical records, and any other documents

(including electronic storage media) pertinent to this Agreement for a period of five (5) years after termination, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records will be retained until resolution of the audit findings or any litigation which may be based on the terms of this Agreement. The County or any of its duly authorized representatives will have access to and the right to examine, audit, excerpt and transcribe any directly pertinent books, documents, papers and records of the HFA, involving transactions relating to this Agreement. Upon completion or termination of this Agreement, and at the request of the County, the HFA will cooperate with the County to facilitate the duplication and transfer of any said records or documents during the required retention period as specified in paragraph b above.

15. Choice of Law, Venue, and Severability

- a. This Agreement shall be construed and interpreted in accordance with Florida law. Venue for any actions brought in relation to this Agreement shall be placed in a court of competent jurisdiction in Leon County, Florida. If any provision of this Agreement is subsequently held invalid, the remaining provisions shall continue in effect.

16. Several Liability

- a. Liability of the Parties will be several and not joint, and in no event will a party have any liability with respect to the acts or omissions of any other party to this Agreement.

17. Amendment

- a. This Agreement may be amended in writing from time to time by mutual consent of the Parties. All amendments to this Agreement will be in writing and fully executed by the Parties.

18. Notice

- a. If written notice is required in this Agreement, such notice shall be given by hand-delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested as follows:

To the County as follows:

Leon County Office of Human Services and Community Partnerships
Shington Lamy, Director
615 Paul Russell Road
Tallahassee, Florida 32301

To the HFA as follows:

Housing Finance Authority of Leon County
Mark Hendrickson, Administrator
615 Paul Russell Road
Tallahassee, Florida 32301

REST OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties hereto, through their duly authorized representative, have executed this Agreement as of the date last written below.

Leon County, Florida

Vincent S. Long
Vincent S. Long, County Administrator

Date: May 14, 2021

Housing Finance Authority of Leon County

Marnie George
Marnie George, Chair

Date: APRIL 8, 2021

ATTESTED BY:

Gwendolyn Marshall
Gwendolyn Marshall, Clerk of Court & Comptroller, Leon County, Florida



Jeffrey Sharkey
Jeffrey Sharkey, Secretary
Housing Finance Authority of Leon County

AS APPROVED TO LEGAL SUFFICIENCY:

Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By: Kyle L. Kemper
Digitally signed by Kyle L. Kemper
DN: cn=Kyle L. Kemper, o=Leon County Attorney's Office, ou, email=KemperK@leoncountyfl.gov, c=US
Date: 2021.05.14 11:33:13 -04'00'
Kyle L. Kemper, Assistant County Attorney

Nabors, Giblin & Nickerson, P.A.

Mark T. Musian
Mark T. Musian, Attorney
Housing Finance Authority of Leon County

EXHIBIT B**LEON COUNTY HFA SUBORDINATE MORTGAGES (DPA)**

FOUND IN LEON COUNTY RECORDS; RECORDED MORTGAGES (AND NOTE ATTACHED)

CONFIRMED CURRENT OWNER ON LEON COUNTY PROPERTY APPRAISER WEBSITE

LAST NAME	FIRST NAME	DATE RECORDED	Date of Mortgage	ADDRESS
Fritzen	Ramona	10/20/1998	10/9/1998	3688 Wood Hill Dr
McNeil	Reshecia	1/5/1999	12/30/1998	4128 Red Cedar Court
Wattu	Linda	2/29/2000	2/25/1999	802 Peggy Dr
Hirst	Jennifer	4/13/2000	3/30/1999	1540 Twin Lakes Circle
McKnight	Paula	5/7/1999	5/4/1999	8255 Balmoral Dr
Taff	Charlene	5/28/1999	5/14/1999	9579 Old Woodville Hwy
Roberts	Cathy	6/14/1999	6/8/1999	841 Alice Wester Dr
Blackburn	Misty	9/17/1999	6/30/1999	1607 Misty Garden Way (also in some records as 1609)
Neel	Charlie	8/24/1999	8/20/1999	3418 Cherokee Ridge Trail
Lewand	Georgia	9/10/1999	9/10/1999	818 Brent Drive

Donner	Barbara	9/29/1999	9/27/1999	3706 Bellwood Dr
Odom	David	10/27/1999	10/25/1999	1303 Burgess Dr
Burke	Minnie	11/18/1999	11/15/1999	4020 Wiggington Road
Vivas	Renee	12/2/1999	11/29/1999	4146 Laurel Oak Circle
Gordon	Paulette	12/30/1999	12/22/1999	916 Crossway Road
Kraeft	Diane	1/10/2000	12/30/1999	3359 Baum Road
Harris	Yolanda	9/7/2000	3/31/2000	8232 Little Terry Circle
Crump	Lejune	6/6/2000	4/27/2000	1479 Grey Fox Run
Lamoute	Sherri	5/8/2000	4/28/2000	5714 Eunice Court
Borecky	William	5/26/2000	5/24/2000	5756 Bombadil Ct

Joshua	Michelle	5/31/2000	5/25/2000	1907 Longview Dr
Dewall	Kathleen	6/5/2000	5/26/2000	4850 Jackson Cove Road
Pater	Mary Ann	5/31/2000	5/30/2000	4537 Hickory Forest Circle
Duce (McClellan)	Margaret	7/18/2000	5/31/2000	5406 Claredon Court
Coon	Regina	10/13/2000	7/12/2000	2163 Portsmouth Circle
Parker-Hart	Yolanda	8/3/2000	7/21/2000	5821 Marblewood Lane
Jones	Evangeline	8/7/2000	8/2/2000	2059 Little River Street
McQueen	Shenella	8/11/2000	8/8/2000	8317 Balmoral Drive
Smith	Katina	8/28/2000	8/25/2000	5415 Water Valley Court

Kalista (Weiss)	Alicia	9/12/2000	9/6/2000	1310 Tom Still Road
Brown	Sharon	10/5/2000	10/4/2000	1850 Folkstone Road
Davis	Debbie	11/29/2000	11/28/2000	5375 Dawn Court
Potts	Michael	12/5/2000	11/30/2000	281 Fern Hollow Road
Jackson	Twan	12/5/2000	11/30/2000	4732 Hibiscus Avenue
McNealy	Ruby	12/18/2000	12/15/2000	2335 Southhampton Drive
Cohen	Marvin	1/18/2001	1/11/2001	5640 Mossy Top Way
Morgan	Susan	2/26/2001	2/23/2001	8849 Road to the Lake
Gordon	Jeri	3/8/2001	3/1/2001	6271 Alamo Drive

Pye	Brenda	5/25/2001	3/22/2001	5788 Cypress Circle
Hoffler	Charles	4/11/2001	4/5/2001	5412 Debbie Street
Otuonye	Gabriel	5/4/2001	4/24/2001	1744 Rodeo Drive
Tucker	Edward	5/18/2001	4/26/2001	9455 Liska Drive
Thomas	Lakeidra	5/1/2001	4/27/2001	2094 Little River Lane
Allen (Miles)	Ivy	5/3/2001	5/1/2001	4077 Bothwell Terrace
Hatten	Ryan	5/24/2001	5/18/2001	3450 Wood Hill Drive
Coya	Manuel	6/5/2001	5/30/2001	1805 Rodeo Drive
Phippin	Aleksandra	6/6/2001	5/30/2001	1379 Idlewild Drive
Jahn	Janet	6/11/2001	5/31/2001	7226 Garrett Road
Ausness	Patricia	7/9/2001	6/29/2001	4099 Blind Brook Court

Cronin	Matthew	8/3/2001	7/27/2001	2630 Faversham Drive
Parker	Gladys	9/19/2001	7/30/2001	9870 Wadesboro Road
Pierce	Candice	9/18/2001	8/16/2001	8300 Balmoral Drive
Gensel	Linda Marie	9/11/2001	8/20/2001	5714 Bombadil Court
Thomas	Melissa	9/5/2001	8/29/2001	2009 Balmoral Court
Hilliard	Richard	10/3/2001	9/26/2001	1902 Katherine Speed Court
Mathena	Judith	3/29/2002	10/26/2001	11224 Kelli Loop
McCoy	Felicia	10/31/2001	10/26/2001	12296 Wilderness Drive/12438 Jamison Way
Harrington	Milton	11/19/2001	11/8/2001	5648 Rustic Drive
Youngblood	Terry	1/4/2002	11/30/2001	4616 Autumn Wood Way

King (Annis)	Martha	12/28/2001	12/18/2001	3328 Wood Hill Drive
Leonard	Daniel	2/4/2002	1/31/2002	8504 SouthMinster Court
Stacknik	Suzanne	2/1/2002	1/31/2002	5048 Easy Street
McFadden	Constance	2/15/2002	2/12/2002	4006 Duncan Lane
Bissett	Joel	3/27/2002	3/22/2002	5748 Cypress Circle
White	Kevin	4/2/2002	3/28/2002	5419 Sombra del Lago
Diamond	Ashante	4/8/2002	3/28/2002	8472 Titus Lane
Burns	Audrey	4/11/2002	4/1/2002	7018 Veterans Memorial Hwy
Bailey	Stephen	4/25/2002	4/15/2002	4759 Orchid Drive
Harris	Dianne	5/30/2002	5/24/2002	5294 Water Valley Drive

Nichols	Robert	5/31/2002	5/24/2002	1950 Fleischmann Road/ or 3362 Thomas Butler Road
Radke	Lana	7/8/2002	6/27/2002	5610 Grove Valley Court
McKinnie	Lisa	7/5/2002	6/28/2002	5787 Bombadil Court
Hayden	Connie	7/10/2002	6/28/2002	4535 Russell's Pond Lane
Deverteuil	Elizabeth	7/3/2002	6/28/2002	4192 Red Oak Drive
Folsom	Jennifer	9/4/2002	8/13/2002	5286 Water Valley Drive
Ichite	Barry	8/30/2002	8/20/2002	4122 Sonnet Drive
Porter	Clifford	8/28/2002	8/23/2002	3837 Castleberry Drive
Lewis	Katherine	9/13/2002	8/30/2002	1550 Twin Lakes Circle
Williams	Opal	9/12/2002	8/30/2002	2020 Canewood Court
Profitt	Steven	9/8/2002	8/30/2002	1573 Clifford Hill Road

Essig	Stephanie V.	9/5/2002	8/30/2002	4104 Wiggington Road
Davis	April	10/11/2002	9/20/2002	1226 Brafforton Drive
Washington-Frison	Cantouria	10/28/2002	10/17/2002	5358 Tower Road
Watts	Laura	11/1/2002	10/29/2002	5795 Bombadil Court
Woodard	Denise	11/4/2002	10/31/2002	5575 Tower Wood Trail
Cox (Lewis)	Tanya	11/21/2002	11/12/2002	6201 Bombadil Drive
Sunday	Patricia	12/6/2002	11/22/2002	4717 Center Drive
Dantzler	Phyllis	12/11/2002	12/6/2002	2765 Sandalwood Drive
Miller	Kista	1/23/2003	1/15/2003	5346 Tower Road
Williams	Shawanda	2/28/2003	1/24/2003	4750 Shelfer Road
Lanier	Linda	2/4/2003	1/24/2003	2141 Shangri La Lane
Cain	Roger	2/5/2003	1/28/2003	4554 Sunray Place
Baker	Winifred	4/1/2003	2/21/2003	3878 Cromwell Court

McVay	James	3/21/2003	3/5/2003	8751 Centerville Road
Durbin	Rebecca	4/29/2003	4/2/2003	1172 Brafforton Drive
Wright	Devetrianna	4/17/2003	4/11/2003	1408 Westheaven Drive
Elliott	Elisabeth	4/28/2003	4/18/2003	2901 Cathedral Drive
Johnson	Willie Lee	5/3/2003	4/28/2003	2033 Natural Bridge Road
Pye	Ramona Cox	5/23/2003	4/30/2003	5789 Japonica Court
Hickman	Stephen	5/27/2003	5/22/2003	4111 Susan Avenue
Haas	Terri	6/4/2003	5/23/2003	5318 Tower Road
Youmas	Katrona	6/4/2003	5/28/2003	5354 Tower Road
Miller	Jeremy	6/4/2003	5/29/2003	5338 Tower Road

Hanks	Joseph	6/2/2003	5/29/2003	1108** Brafforton Drive
Lawrence	Deron	8/4/2003	7/25/2003	8512 SouthMinster Court
Englert	Gabriel	8/19/2003	8/14/2003	3808 Cottingham Drive
Adkins	Jessee	9/25/2003	8/28/2003	7560 Talley Ann Drive
Wynn	Elouise	9/10/2003	9/5/2003	107 Ponce de Leon Boulevard
Brown	Demetris	11/4/2003	10/29/2003	8835 Old Woodville Highway
Stovall	Salina	12/1/2003	11/21/2003	2584 Chateau Lane
Dickson	Christopher	1/29/2004	1/16/2004	2221 Mandrell Court
Felix (Colson)	Paulane	6/23/2004	5/27/2004	5330 Tower Road
Plaster	Michael	6/29/2004	6/22/2004	4129 Wiggington Road
Hunt	Clara	7/2/2004	6/25/2004	810 Annawood Street

Sahagun	Jose	1/19/2005	9/24/2004	815 Annawood Circle
McAtee	Heather	10/4/2004	9/29/2004	2605 Onyx Trail
Stachurski	Michael	2/9/2005	2/1/2005	2426 Manzanita Court
Montgomery	Ervin	2/25/2005	2/16/2005	8979 Blountstown Highway
Haynes	Pamela	6/29/2005	3/3/2005	??? Sandyrock Lane Cannot find a solid address except for a property that is not in her name
Cosby	Damion	6/15/2005	4/8/2005	5770 Jodphur Court
Miller	Charlene	5/4/2005	4/29/2005	8201 Hunters Ridge Trail
Beam	Christopher	5/11/2005	5/2/2005	8261 Balmoral Drive
Kogot	Joshua	6/7/2005	5/12/2005	7710 Talley Ann Drive
Knight	Janine	5/19/2005	5/16/2005	809 Briandav
Simmons	Travis	6/8/2005	5/31/2005	2026 Nena Hills Drive
Claridge (Williams)	Amanda	6/27/2005	6/24/2005	2620 Chandalar Lane

St. Germaine	Joseph	9/8/2005	8/12/2005	4612 Autumn Way
McHenry	Alison	1/9/2006	8/15/2005	2807 Misty Garden Circle
Brown	Jermaine	10/26/2005	8/15/2005	4736 Shelfer Road
Richmond	Lea	8/25/2005	8/19/2005	1169 Brafforton Way
Auguste	Sandra	9/12/2005	9/9/2005	5445 Tallapoosa Road
Ballentine	Karen	11/7/2005	9/23/2005	4752 Hibiscus Avenue
Hudson	Marie	11/7/2005	9/30/2005	4754 Hibiscus Avenue
Goings	Angela	12/8/2005	11/22/2005	5932 Friendly Avenue
Lyons	Joanne	12/6/2005	11/30/2005	314 Folsom Drive
Coleman	Felicia	12/12/2005	12/2/2005	4733 Hibiscus Avenue
Chukes	Hope	12/30/2005	12/16/2005	10160 Sandyrock Lane

Dugan	Eunice	2/14/2006	2/10/2006	4712 Hibiscus Avenue
Storm	Jeffrey	3/6/2006	2/17/2006	5810 Bombadil Court
Hadley	Tiffany	3/17/2006	2/22/2006	1001 Shady Wood Trail
Rumph	Laura	4/3/2006	3/27/2006	1503 Grey Fox Run
Moore	Dan	4/5/2006	3/31/2006	5389 Sombra del Lago Drive
Green	Ebony	5/4/2006	4/28/2006	711 Briandav Street
Fisher	Yolanda	8/21/2006	5/25/2006	4660 Cypress Point Road
Wilson	Melanie	9/5/2006	5/25/2006	3080 Whirlaway Trail
Chambers	KeyannaShabar	1/23/2007	11/30/2006	1052 Shady Wood Trail
Hormuth	Jason	12/11/2006	11/30/2006	2405 Manzanita Court
Zubr	Yelitza	12/8/2006	12/5/2006	3046 Layla Street
Simpson	Meredith	12/28/2006	12/14/2006	518 Patty Lynn Drive

Claitt	Requista	12/22/2006	12/15/2006	7214 Turner Street
Cumberbatch	Jurelle	1/4/2007	12/28/2006	4753 Hibiscus Avenue
Robbins (Stoutamire)	Elizabeth	2/15/2007	2/12/2007	16923 Aqua Lane
Barley	Benjamin	3/2/2007	2/28/2007	7764 Talley Ann Drive
Paris	Antwon	3/6/2007	2/28/2007	1325 Success Way
Pounds	Sean	3/27/2007	3/23/2007	1668 Corey Wood Circle
Moldstad	John & Amanda	7/6/2007	6/28/2007	523 Brooke Hampton Drive

Exhibit C

LEON COUNTY HFA SUBORDINATE MORTGAGES (DPA)			
FOUND IN LEON COUNTY RECORDS; RECORDED MORTGAGES (AND NOTE ATTACHED) UNCONFIRMED CURRENT OWNER ON LEON COUNTY PROPERTY APPRAISER WEBSITE			
LAST NAME	FIRST NAME	DATE RECORDED	Date of Mortgage
Smith	Mary & Jerome	9/29/1992	9/15/1992
Edwards	Anthony & Fay	11/6/1992	10/30/1992
Jordan	Cynthia	11/17/1992	11/16/1992
Dodson (now Brumbley)	Karalyn	10/1/1993	9/29/1993
Brown	Michael A.	11/4/1996	10/30/1995
Reichwein	Eyvonne	1/19/1996	1/12/1996
Bascom	Blondie	2/7/1996	1/16/1996
Marshall	Elizabeth	1/30/1996	1/24/1996
Toothman	Wayne	2/27/1996	2/16/1996
Peterson	Ricky	5/13/1996	10/30/1996

Bryan	Marvin A Jr	10/31/1996	10/31/1996
Fitzsimmons	Michael	11/1/1996	10/31/1996
Huntley	Dorothy L	1/16/1997	12/20/1996
Jefferson	Pamela	1/24/1997	1/17/1997
Bryant	Barbara	2/20/1997	2/12/1997
Pringle	Sherese	3/5/1997	2/28/1997
Harper	William	3/5/1997	2/28/1997
Sellers	Darrell	4/23/1997	3/31/1997
Mitchell	Cynthia	4/2/1997	3/31/1997
Lindsey	Connie	6/4/1997	5/22/1997
Scott	Fran	6/10/1997	6/4/1997

Johnson	Jeannette	7/11/1997	7/1/1997
Hayes	Gwendolyn	8/6/1997	7/31/1997
Nichols	Victoria	9/9/1997	9/5/1997
Adams	Carmen	11/12/1997	10/10/1997
Dotson	Kimberly	12/31/1997	10/10/1997
Colbert	James	11/18/1997	10/20/1997
Massenburg	Aneta	10/31/1997	10/24/1997
McNulty	Carolyn	12/9/1997	11/25/1997
Watson (Ashby)	Joanne	12/9/1997	11/25/1997
De Polit	Maria	1/13/1998	12/24/1997

Bearden	Michael	2/9/1998	1/30/1998
Glenn	Zabrina	3/23/1998	3/20/1998
Newman	Darryl	3/24/1998	3/23/1998
Monroe	Lorenzo	7/13/1998	4/6/1998
Whitfield	Timothy	4/22/1998	4/17/1998
Jamil	Mohtashim	5/14/1998	5/8/1998
Freeland	Kay	6/12/1998	6/3/1998
Lansberry	Cindy	6/3/1998	6/4/1998
Pennywell	Vivian	6/23/1998	6/15/1998
Bowens	Lue Anna	9/2/1998	6/20/1998
Baker	Pamela	7/10/1998	7/2/1998
Fleck	Jared	7/10/1998	7/2/1998

Ferrell	Gregory	7/10/1998	7/2/1998
Prenatt	Michelle	9/2/1998	7/3/1998
Staalenburg	Heidi	8/27/1998	7/31/1998
Schaefer	Michele	8/11/1998	7/31/1998
Anderson	Maxine	9/8/1998	8/7/1998
Phillips/Lancos	Dawnette	8/26/1998	8/21/1998
Monlyn	Karen	8/31/1998	8/24/1998
Peters	Johnnie Mae	9/9/1998	8/31/1998
Milton	Mindy	9/8/1998	8/31/1998
Baggett	Shiela	9/17/1998	9/10/1998
Kneer	Dolores	9/22/1998	9/16/1998

Wilson	Tiffany	11/6/1998	9/28/1998
Miller	Denise	11/24/1998	9/28/1998
Maher	Verena	10/20/1998	9/28/1998
West	Troy	10/5/1998	9/30/1998
Garrison	Bridget	10/23/1998	10/16/1998
Lee	Genevia	11/3/1998	10/23/1998
Cleggett	Velda	11/13/1998	11/6/1998
Mantay	Shawn	12/9/1998	11/6/1998
McClure	Tonya	12/3/1998	11/23/1998

Notley	Todd	12/23/1998	11/27/1998
Williams	Linda	12/7/1998	11/30/1998
Caldwell	Kathleen	11/18/1998	11/30/1998
Stanley	Michael	12/17/1998	12/10/1998
Peacock	Stephen	7/13/1999	12/31/1998
Lusher	William	1/12/1999	12/31/1998
Ferchow	Stuart/Evelyn	2/8/1999	2/1/1999
Carter	Paul	2/18/1999	2/11/1999
Nelson	Sharon	3/5/1999	2/25/1999

Floyd	Sandra	3/9/1999	3/5/1999
Hunt	Kenneth	3/11/1999	3/5/1999
Wood	Patricia	3/17/1999	3/9/1999
Rhodes	Carrie	3/19/1999	3/9/1999
Lane	Robert	3/12/1999	3/9/1999
Chapman	James	4/1/1999	3/26/1999
Holden	Tammy	4/6/1999	3/29/1999
Kelly	Carolyn	4/6/1999	3/30/1999
Hagan	Lee Ann	4/6/1999	3/31/1999

Milton	Shonder	4/28/1999	4/23/1999
Jackson	shonder,	4/30/1999	4/27/1999
Kelly	Carolyn L	5/4/1999	4/28/1999
Browning	Regina	5/6/1999	4/30/1999
Thiemer	Diana	5/21/1999	5/18/1999
Moore	Latashia	5/24/1999	5/19/1999
Harris	Susan	5/24/1999	5/19/1999
Andrews	Sharon	6/3/1999	5/28/1999

Cotton	Kerry	6/8/1999	5/28/1999
Hall	Brenda	6/10/1999	6/4/1999
Lanham	Crystal	6/10/1999	6/4/1999
Brown	Michael K	6/15/1999	6/7/1999
Kalogera	Ryan	6/25/1999	6/8/1999
Pender	Sherry	6/16/1999	6/8/1999
Armstrong	Patricia	7/13/1999	6/30/1999
Jugger	Mary	7/13/1999	7/1/1999
Davis	Landon	7/9/1999	7/6/1999

Byrne	Marsha	8/12/1999	7/30/1999
Parent	Rachel	8/4/1999	7/30/1999
Jones	Rebecca	9/2/1999	8/26/1999
Harrison	Gerald	9/2/1999	8/27/1999
Bennett	Sara	9/29/1999	9/24/1999
Reis	Rebecca	11/4/1999	10/29/1999
Kelly	Roy	9/29/1999	10/30/1999