

BCC Mtg. Date: Dec. 14, 2021

RESOLUTION 2021 - B-12

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, APPROVING ORANGE COUNTY AS AN AREA OF OPERATION FOR THE ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY WITH RESPECT TO THE FINANCING OR REFINANCING OF THE ACQUISITION, REHABILITATION AND EQUIPPING OF A MULTI-FAMILY HOUSING FACILITY LOCATED IN ORANGE COUNTY; APPROVING THE ISSUANCE BY THE ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY OF ITS NOT TO EXCEED \$62,500,000 MULTIFAMILY HOUSING REVENUE BONDS (KINNERET APARTMENTS), SERIES [TO BE DETERMINED] FOR THE BENEFIT OF KINNERET PRESERVATION LP, OR ITS AFFILIATE, TO PROVIDE FUNDS TO FINANCE OR REFINANCE A MULTIFAMILY RESIDENTIAL RENTAL PROJECT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Escambia County Housing Finance Authority (the "Escambia HFA") is a public body corporate and politic, duly organized and existing under the provisions of Chapter 159, Part IV, Florida Statutes, as amended and supplemented, is holding carryforward bond volume allocation that is available through December 31, 2022; and

WHEREAS, the Orange County Housing Finance Authority (the "Orange HFA") has received an application for a multifamily residential rental facility for elderly persons of very low, low, middle or moderate income known as Kinneret Apartments located at 515 Delaney Avenue and 512 Margaret Court, Orlando, Orange County, Florida 32801 (the "Development"), but currently does not have sufficient bond volume allocation with which to finance the Development, and as a result, has reached out to the Escambia HFA to determine their willingness to provide financing for the Development; and

WHEREAS, effective November 3, 2021, the Orange HFA and the Escambia HFA have entered into an Interlocal Agreement providing for the Escambia HFA's financing of the Development subject to the grant of "area of operation" approval by the Board of County Commissioners of Orange County, Florida (the "Board") and the host approval of the issuance of the Escambia HFA's bonds in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, Kinneret Preservation LP, a Delaware limited partnership authorized to conduct business in the State of Florida, or one of its affiliates (the "Borrower"), has requested the Escambia HFA to issue its Multifamily Housing Revenue Bonds (Kinneret Apartments) (the "Bonds"), the proceeds of which would be used to (i) pay or reimburse the Borrower for the cost of acquiring, upgrading, reconditioning, rehabilitating, improving and beautification of the Development, which consists of 280 residential units, at least 40% of such units are to be occupied by elderly persons of very low, low, moderate and middle income, whose income does not exceed 60% of the area median income, (ii) fund a debt service reserve fund for the Bonds, if required, and (iii) pay a portion of the costs of issuance of the Bonds; and

WHEREAS, the Orange HFA conducted a public hearing on behalf of the Escambia HFA on November 18, 2021, notice of which hearing was published on November 10, 2021 in the Orlando Sentinel (a copy of which notice is attached hereto as Exhibit "A" and incorporated herein), for the purpose of considering the issuance of the Bonds by the Escambia HFA, in accordance with the requirements of Section 147(f) of the Code. Said public hearing disclosed no reason why the Bonds should not be issued; and

WHEREAS, Section 147(f) of the Code requires approval of the issuance of the Bonds by the Board as the "applicable elected representative" under Section 147(f) after a public hearing following reasonable public notice; and

WHEREAS, the Board desires to grant by this resolution "area of operation" authority within Orange County, Florida with respect to the financing of the Development and the host approval of the issuance of the Escambia HFA's Bonds in accordance with Section 147(f) of the Code;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA,

SECTION 1. Area of Operation Authority. Pursuant to Section 159.603, Florida Statutes, the Board is authorized to grant the Escambia HFA area of operation permission within Orange County, Florida (the "County"), for the purpose of operating its affordable housing programs within the County. At the request of the Orange HFA, and contingent upon the approval of the Board herein to be granted, the Escambia HFA has agreed to assist in the financing of the Development which is located in the County. Accordingly, the Escambia HFA is hereby granted area of operation authority, pursuant to Section 159.603, Florida Statutes, to operate within Orange County for the purpose of financing or refinancing the costs of acquisition, upgrading, reconditioning, rehabilitating, improving, and beautifying of the Development to provide residential rental housing facilities for elderly persons of very low, low, middle, and moderate income.

SECTION 2. Approval. For the purpose of Section 147(f) of the Code, the Board hereby approves the issuance of the Bonds to finance the Development, acknowledging, however, that the Bonds will not be issued until the Escambia HFA gives its final approval to the issuance of the Bonds. The approval given herein is solely for the purpose of approving the Development, the plan of finance, and the Bonds. The Board reserves the right to consent to any additional development to be financed within the jurisdictional limits of the County upon such terms as it shall deem appropriate and to adopt and amend policies applicable to obtaining such consents.

SECTION 3. Limited Approval. The approval given herein shall be solely for the purpose of satisfying the requirements of Section 147(f) of the Code and shall not be construed as (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Development, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any rezoning application or approval or acquiescence to the alteration of existing zoning or land use or approval for any regulatory permit relating to the Development, or creating any vested right with respect to any land use regulations, and the Board shall not be construed by virtue of its adoption of this Resolution to have made any such endorsement, finding or recommendation or to have waived, or be estopped from asserting, any rights or responsibilities it may have in that regard. Further, the approval by the Board of the issuance of the Bonds by the Escambia HFA shall not be construed to obligate

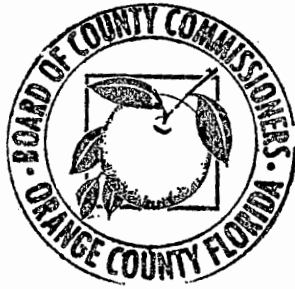
the County or the Orange HFA to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and rehabilitation of the Development, and the Escambia HFA shall so provide in the financing documents setting forth the details of the Bonds.

SECTION 4. No Liability. No portion of this Resolution shall be deemed to constitute a debt, liability or obligation of or pledge of the faith and credit of Orange County, Florida, the Orange HFA, the Escambia HFA, the State of Florida, or any political subdivision thereof. Financing or refinancing the Apartments shall not directly, indirectly, or contingently obligate the Escambia HFA, the Orange HFA, Orange County, Florida, the State of Florida, or any political subdivision thereof to levy or to pledge any form of taxation whatsoever therefore, or to make any appropriation for the payment thereof.

[remainder of page intentionally left blank]

SECTION 6. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 14th day of December 2021.



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

Attest: Phil Diamond, CPA, Orange
County Comptroller as Clerk of the
Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING ORANGE COUNTY HOUSING FINANCE AUTHORITY RESIDENTIAL RENTAL PROJECTS

Notice is hereby given that the Orange County Housing Finance Authority (the "Authority") will conduct a public hearing concerning the proposed issuance by the Escambia County Housing Finance Authority of its not to exceed \$62,500,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Kinneret Apartments) (the "Bonds"). The proceeds of the Bonds would be used to finance or refinance the acquisition, upgrading, reconditioning, rehabilitating, improving, and beautifying of the residential rental project listed below for elderly persons who are of very low, low, middle and moderate income:

PROJECT/LOCATION	NO. OF UNITS	OWNER
<u>Kinneret Apartments</u> 515 Delaney Avenue, and 512 Margaret Court Orlando, FL 32801	280	Kinneret Preservation LP

The public hearing will be held at the following time and location:

TIME AND DATE	LOCATION
10:00 A.M. Thursday, November 18, 2021	Orange County Administration Center 3 rd Floor, Conference Room Legal "A" 201 South Rosalind Avenue Orlando, Florida 32801

Interested persons are invited to submit written comments or present oral comments at the hearing regarding the proposed issuance of the Bonds. Written comments should be received by the Authority on or before Friday, November 12, 2021. Oral comments will be limited to no more than 3 minutes per person. Written comments or notice of intent to present oral comments should be directed to:

Orange County Housing Finance Authority
2211 E. Hillcrest Street
Orlando, Florida 32803
Attention: Executive Director

SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ATTACHMENT "A"

**Inter-Local Agreement
with Escambia County HFA**

INTERLOCAL AGREEMENT

THIS AGREEMENT made and entered into this 3rd day of Feb., 2021, by and between the **ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**, a public body corporate and politic organized and existing under the laws of the State of Florida (hereinafter referred to as the "Escambia Authority"), and the **ORANGE COUNTY HOUSING FINANCE AUTHORITY**, a public body corporate and politic organized and existing under the laws of the State of Florida (hereinafter referred to as the "Orange HFA");

WITNESSETH:

WHEREAS, Chapter 159, Part IV, Florida Statutes (the "Act") authorizes the creation of housing finance authorities within the State of Florida (the "State") for the purpose of issuing revenue bonds to assist in relieving the shortage of housing available at prices or rentals which many persons and families can afford; and

WHEREAS, the Local Authority has received an application to finance the acquisition and rehabilitation of an affordable apartment community for elderly persons located at 515 Delaney Avenue in Orlando, Florida (the "Apartments Project") and has determined that the Apartments Project will address a shortage of affordable housing within Orange County (the "Host County"); and

WHEREAS, pursuant to Sections 143 and 146 of the Internal Revenue Code of 1986, as amended (the "Code"), the amount of private activity bonds which may be issued in each year is limited by a private activity volume cap which has been established for such purpose within the State; and

WHEREAS, the Escambia Authority has received carry-forward private activity bond allocation (the "Allocation Amounts") for bonds issued prior to December 31, 2022, and wishes to make necessary Allocation Amounts available for the Apartments Project to provide affordable housing for qualifying residents; and

WHEREAS, Section 159.603, Florida Statutes, authorizes the Escambia Authority to undertake to issue private activity bonds to finance affordable housing within the Host County with the approval of governing body of the Host County (the "Host County Area of Operation Approval"); and

WHEREAS, Sections 163.01, 159.608 and 125.01, Florida Statutes, and the Host County Area of Operation Approval authorize this Agreement by conferring the authority to exercise or contract by agreement upon the Escambia Authority to exercise those powers which are common to it and the other party hereto and to include the Host County within the Escambia Authority's area of operation pursuant to Florida Statutes, Section 159.603(1) for the purpose of issuing revenue bonds to finance the Apartments Project.

NOW THEREFORE, the parties agree as follows:

Section 1. Cooperation in Issuance of Revenue Bonds.

The Orange HFA and the Escambia Authority hereby agree to cooperate to enable the Escambia Authority to issue, reissue, remarket or refund revenue bonds to finance the Apartments Project (the "Bonds"). The responsibilities of the respective Authorities shall be as follows:

- A. **Responsibilities of Orange HFA.** The Orange HFA will review such documentation concerning the Apartments Project as it deems appropriate to advise the Escambia Authority that the Apartments Project is appropriate for the Host County and will address the shortage of affordable housing in the Host County. The Orange HFA will work to secure necessary approvals of the Host County, including approval of the Host County Area of Operation Approval and approval of the issuance of the Bonds following a public hearing in the form required by the Tax Equity and Fiscal Responsibility Act of 1982, as amended. Although the Orange HFA will undertake its best efforts to secure the approvals described herein, nothing herein shall be deemed to be an assurance or guarantee that the Host County Approvals can or will be obtained.
- B. **Responsibilities of the Escambia Authority.** The Escambia Authority will undertake to issue revenue bonds for the Apartments Project in accordance with its normal policies and procedures. Nothing herein shall obligate the Escambia Authority to issue the Bonds if the Escambia Authority concludes that the Apartments Project does not meet its criteria for issuance of revenue bonds or otherwise does not believe that the issuance of the Bonds is in its best interest. Although the Escambia Authority will undertake its best efforts to secure all governmental approvals necessary to issue the Bonds (the "Escambia County Approvals"), nothing herein shall be deemed to be an assurance or guarantee that the Escambia County Approvals can or will be obtained.

Section 2. Administration.

The Escambia Authority hereby assumes responsibility for administering this Agreement by and through its employees, agents, and officers; provided, however, that the Orange HFA retains and reserves its right and obligation to require reasonable reporting on the Bonds and the Apartments Project, including, but not limited to, reports produced by the compliance monitor to be retained by the Escambia Authority. The Escambia Authority and its agents shall provide the Orange HFA with a copy of the transcript of documents and proceedings for the Escambia Bonds and such reports as may be necessary to comply with disclosure requirements and to account for funds generated by this Agreement.

The Escambia Authority shall have full authority and responsibility to negotiate, define, validate, market, sell, issue, reissue, deliver, refund, or remarket the Apartments Project Bonds and to take such other action as may be necessary or convenient to accomplish such purpose.

The issuance and administration costs and expenses related to the Escambia Bonds and the performance and administration of this Agreement shall be paid from proceeds of the Bonds and

revenues generated from the Apartments Project. In the event the Bonds are successfully issued and sold, the Escambia Authority will charge issuance fees to the borrower or developer of the Apartments Project in the amounts and to be distributed as set forth in the attached Schedule A or otherwise as agreed upon by the parties prior to the issuance of the Bonds. The Escambia Authority has no obligation to pay the Orange HFA any moneys except from funds paid to the Escambia Authority by the borrower or developer of the Apartments Project for such purposes.

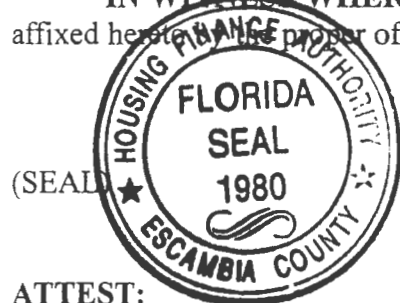
Section 3. Term.

This Agreement will remain in full force and effect from the date of its execution until such time as any Bonds issued pursuant to the provisions hereof are paid, defeased, or otherwise retired.

Section 4. No Obligation.

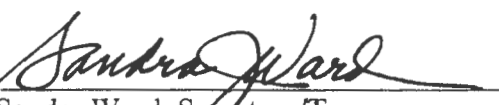
The Bonds shall not constitute an obligation, either general or special, of the state or any local government thereof; and neither the state nor any local government thereof (including the Orange HFA and the Escambia Authority) shall be liable thereon. Neither the faith, revenues, credit nor taxing power of the state or any local government thereof shall be pledged to the payment of the principal of, premium (if any), or interest on the Bonds. The Bonds shall be payable, as to principal, premium (if any), and interest, solely out of the revenues and other security pledged by the borrower or developer to secure the same. The Escambia Authority agrees that any offering, circular or official statement approved by and used in marketing the Bonds will include a statement to the effect that Bond owners may not look to the Host County or the Orange HFA and their respective members, officials, employees, and agents for payment of the Bonds and interest or premium thereon.

IN WITNESS WHEREOF, the parties to this Agreement have caused their names to be affixed hereto by the proper officers thereof as of the date first above written.



**ESCAMBIA COUNTY HOUSING
FINANCE AUTHORITY**

By: 
Frederick Gant, Chair

By: 
Sandra Ward, Secretary/Treasurer

**ORANGE COUNTY HOUSING
FINANCE AUTHORITY**

By: 
Chair

(SEAL)

ATTEST:

By: 
Secretary

ATTACHMENT “B”

Location Map

Kinneret Apartments – 515 Delaney Avenue and 512 Margaret Court, Orlando, FL 32801



Elected Officials:

County Commissioner	Mayra Uribe
State Representative	Anna V. Eskamani
State Senate	Linda Stewart
School Board Representative	Linda Kobert
US Representative	Stephanie Murphy
Orange County Property Appraiser	Amy Mercado

ATTACHMENT "C"

**OCHFA Board meeting
Staff Report of 11/03/2021**



W.D. MORRIS
EXECUTIVE DIRECTOR

ORANGE COUNTY HOUSING FINANCE AUTHORITY

11/3/21
APPROVED BY: *[Signature]*
Orange County Housing Finance Authority
BOARD OF DIRECTORS

DISCUSSION ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: W.D. Morris, Executive Director *[Signature]*

DATE: October 21, 2021

RE: **CONSIDER APPROVAL OF KINNERET TOWERS APARTMENTS
INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY HOUSING
FINANCE AUTHORITY (ECHFA).**
NOVEMBER 3, 2021 REGULAR BOARD OF DIRECTORS' MEETING

BACKGROUND

The Authority was approached by Helen H. Feinberg of RBC Capital markets, regarding providing bond financing for Kinneret Towers Apartments, a senior citizen community, located in Downtown Orlando. The amount of the bonds needed is estimated to be \$62,500,000, which would be approximately 83% of OCHFA's annual Volume Cap. At the time of inquiry, the Authority had requests in the pipeline that exceeded the amount of Volume Cap for 2022 – estimated at \$74MM to \$76MM. Subsequent to the initial inquiry, Ms. Feinberg approached the Authority regarding working with Escambia County Housing Finance Authority (ECHFA) that has available volume cap and would consider using its "cap" to finance Kinneret Towers request. This could be accomplished via an Interlocal Agreement that would allow ECHFA to issue the bonds in OCHFA's Area of Operations (Orange County).

Enclosed is a proposed Interlocal Agreement from Escambia County HFA, which would provide bond volume cap for the acquisition and rehabilitation of Kinneret Towers Apartments; and set-forth the responsibilities of both Authorities' related to the administration and fees involved with Kinneret Towers Apartment community – attached in Schedule-A of the Interlocal Agreement. Also enclosed is a proposed Resolution requesting the Orange County Board of County Commissioners approving Orange County as an Area of Operation for the Escambia County HFA, with respect to the financing or re-financing of the Acquisition and Rehabilitation of the senior affordable housing community, Kinneret Towers Apartments. This request is allowable under Florida Statutes, Section §159.603 and Section §147(f) of the Internal Revenue Service code. Additionally, a memorandum from Warren Bloom, General Counsel (GTLaw), is provided, setting forth actions to be taken by OCHFA's Board of Directors.

ACTION REQUESTED

Board approval of the proposed Kinneret Towers Apartments Interlocal Agreement with the Escambia County Housing Finance Authority; authorizing any sitting Board Member to execute the Interlocal Agreement; Authorizing the Authority's staff to schedule a TEFRA Hearing, pursuant to the Interlocal; and staff to request approval by the Orange County Board of County Commissioners to approve the TEFRA so that Escambia county may issue bonds for Kinneret Towers Apartments.

ATTACHMENT “D”

**Proof of publication of
TEFRA Public Hearing Notice**

EXHIBIT A

NOTICE OF PUBLIC HEARING ORANGE COUNTY HOUSING FINANCE AUTHORITY RESIDENTIAL RENTAL PROJECTS

Notice is hereby given that the Orange County Housing Finance Authority (the "Authority") will conduct a public hearing concerning the proposed issuance by the Escambia County Housing Finance Authority of its not to exceed \$62,500,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Kinneret Apartments) (the "Bonds"). The proceeds of the Bonds would be used to finance or refinance the acquisition, upgrading, reconditioning, rehabilitating, improving, and beautifying of the residential rental project listed below for elderly persons who are of very low, low, middle and moderate income:

PROJECT/LOCATION	NO. OF UNITS	OWNER
<u>Kinneret Apartments</u> 515 Delaney Avenue, and 512 Margaret Court Orlando, FL 32801	280	Kinneret Preservation LP

The public hearing will be held at the following time and location:

TIME AND DATE	LOCATION
10:00 A.M. Thursday, November 18, 2021	Orange County Administration Center 3 rd Floor, Conference Room Legal "A" 201 South Rosalind Avenue Orlando, Florida 32801

Interested persons are invited to submit written comments or present oral comments at the hearing regarding the proposed issuance of the Bonds. Written comments should be received by the Authority on or before Friday, November 12, 2021. Oral comments will be limited to no more than 3 minutes per person. Written comments or notice of intent to present oral comments should be directed to:

Orange County Housing Finance Authority
2211 E. Hillcrest Street
Orlando, Florida 32803
Attention: Executive Director

SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Orange County Financing Authority - CU00111656
2211 Hillcrest St
Orlando, FL 32803-4905

Bill To:

Orange County Financing Authority - CU00111656
2211 Hillcrest St
Orlando, FL 32803-4905

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is an Advertising
Representative of the ORLANDO SENTINEL, a DAILY newspaper
published at the ORLANDO SENTINEL in ORANGE County, Florida;
that the attached copy of advertisement, being a Legal Notice in the matter
of 11200-Misc. Legal, n/a was published in said newspaper in the issues of
Nov 10, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper
Published in said ORANGE County, Florida, and that the said newspaper
has heretofore been continuously published in said ORANGE County,
Florida, each day and has been entered as periodicals matter at the post
office in ORANGE County, Florida, in said ORANGE County, Florida, for
a period of one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or she has neither
paid nor promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this advertisement for
publication in the said newspaper.



Rose Williams

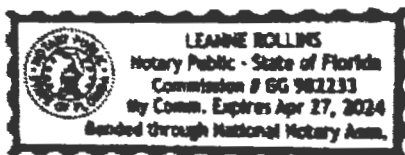
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 11 day of November, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7082899

**NOTICE OF PUBLIC HEARING ORANGE COUNTY
HOUSING FINANCE AUTHORITY RESIDENTIAL
RENTAL PROJECT**

Notice is hereby given that the Orange
County Housing Finance Authority
(the "Authority") will conduct a public
hearing concerning the proposed
issuance by the Escambia County
Housing Finance Authority of its not
to exceed \$62,500,000 Multifamily
Housing Revenue Bonds, Series [to be
designated] (Kinneret Apartments)
(the "Bonds"). The proceeds of the
Bonds would be used to finance the
acquisition upgrading, reconditioning,
rehabilitating, improving, and
beautifying of the residential rental
project listed below for elderly persons
who are of very low, low, middle and
moderate income:

PROJECT/LOCATION
Kinneret Apartments
515 Delaney Avenue, and
512 Margaret Court
Orlando, Florida 32801

NO. OF UNITS
280

OWNER
Kinneret Preservation LP

The public hearing will be held at the
following time and location:

TIME
10:00 A.M.
Thursday, November 18, 2021

LOCATION
Orange County Administration Center,
3rd Floor, Conference Room Legal "A"
201 South Rosalind Avenue
Orlando, Florida 32801

Interested persons are invited to
submit written comments or present
oral comments at the hearing
regarding the proposed issuance of
the Bonds. Written comments should
be received by the Authority on or
before Friday, November 12, 2021. Oral
comments will be limited to no more
than 3 minutes per person. Written
comments or notice of intent to present
oral comments should be directed to:

Orange County Housing Finance
Authority
2211 E. Hillcrest Street
Orlando, Florida 32803
Attention: Executive Director

SECTION 286.0105, FLORIDA
STATUTES STATES THAT IF A
PERSON DECIDES TO APPEAL
ANY DECISION MADE BY A
BOARD, AGENCY, OR COMMISSION
WITH RESPECT TO ANY MATTER
CONSIDERED AT A MEETING
OR HEARING, SUCH PERSON
WILL NEED A RECORD OF THE
PROCEEDINGS, AND THAT, FOR
SUCH PURPOSE, MAY NEED TO
ENSURE THAT A VERBATIM
RECORD OF THE PROCEEDINGS IS
MADE, WHICH RECORD INCLUDES
THE TESTIMONY AND EVIDENCE
UPON WHICH THE APPEAL IS TO
BE BASED.

OS7082899

11/10/2021

7082899

Meeting Notice



Board Name: Orange County Housing Finance Authority
TEFRA Public Hearing Meeting for
Kinneret Apartments

Date: Thursday, November 18, 2021

Location: Orange County Administration Center,
3rd. Floor - Conference Room Legal 'A'
201 South Rosalind Avenue,
Orlando, Florida 32801

Time: 10:00 AM

The Orange County Housing Finance Authority will conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing concerning the proposed issuance by the Escambia County Housing Finance Authority of its not to exceed \$62,500,000 Multifamily Housing Revenue Bonds, to finance the acquisition and rehabilitating of a residential rental project -Kinneret Apartments- for elderly persons who are of very low, low, middle and moderate income.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-3111.

Para mayor información en español, por favor llame al (407) 836-3111.

Received 11/11/21
Posted 11/11/21
By [Signature]

ATTACHMENT “E”

TEFRA Public Hearing Minutes

ORANGE COUNTY HOUSING FINANCE AUTHORITY

TEFRA PUBLIC HEARING

TAX EQUITY AND FISCAL RESPONSIBILITY ACT "TEFRA"

OFFICIAL MEETING MINUTES

Meeting: Public Hearing – Kinneret Apartments **Date:** November 18, 2021 **Time:** 10:00 a.m.
Location: 3rd floor, Conference Room Legal "A", Orange County Administration Center, 201 S Rosalind Ave, Orlando, FL

OCHFA STAFF

PRESENT

Frantz Dutes

Director Programs Operations

Mildred Guzman

Program Operations Administrator/

Meeting Moderator

OCHFA Professionals

PRESENT

BCC

PRESENT

Danielle Phillips

Orange County Fiscal & Business Services

MEETING OPENED: Mildred Guzman, Program Operations Administrator, began by opening the meeting at 10:00 a.m.

PURPOSE OF MEETING:

The TEFRA Public Hearing began by providing its purpose of receiving comments regarding the proposed issuance by the Escambia County Housing Finance Authority in Orange County "Area of Operation" of its not to exceed \$62,500,000 of Multifamily Housing Revenue Bonds, to finance the acquisition and rehabilitating of a residential rental project -Kinneret Apartments- for elderly persons who are of very low, low, middle and moderate income located at 515 Delaney Avenue and 512 Margaret Court, Orlando, within Orange County, District 3.

PUBLIC COMMENT(s):

No comments, oral or written, were presented during or before the hearing. The meeting adjourned at 10:30 AM.

ADJOURNMENT

There being no further comments, Mildred Guzman, Meeting Moderator, adjourned the meeting at 10:30 a.m.