



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

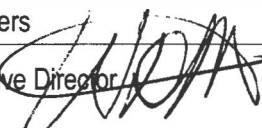
BOARD OF DIRECTORS

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TO:	Mayor Jerry L. Demings -AND- County Commissioners
FROM:	W.D. Morris, Executive Director 
CONTACT:	Frantz Dutes, Director, Programs Operations Orange County Housing Finance Authority 407-894-0014, Ext. 806
DATE:	November 22, 2021
RE:	Approval and execution of an "Area of Operation" Resolution authorizing Escambia County Housing Finance Authority to issue Multi-Family Housing Revenue Bonds in Orange County, to finance the acquisition, rehabilitation, and equipping of Kinneret Apartments, an existing senior development located in Orange County, Florida, District 3, in an amount not-to-exceed \$62,500,000. ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS MEETING December 14, 2021 - CONSENT AGENDA.

The Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") created a requirement that all industrial development bonds issued after December 31, 1982, for the purpose of financing multi-family housing developments require approval by the Orange County Housing Finance Authority (Orange County HFA), and each governmental unit having jurisdiction over the area in which the bond financed facility will be located.

BACKGROUND

In early October, 2021, the Orange County HFA was approached by Ms. Helen Feinberg of RBC Capital Markets, representing Fairstead, regarding providing bond financing for Kinneret Apartments, a senior rental community located in downtown Orlando. The amount of bonds needed was estimated to be \$62,500,000, which would be approximately 82% of Orange County HFA's Annual Volume Cap (Tax-Exempt Authorization). At the time of inquiry Orange County HFA had requests in the pipeline that exceeded the estimated Volume Cap for 2022 in the amount of \$76,000,000. Subsequent to the initial inquiry, Ms. Feinberg approached Orange County HFA regarding working with Escambia County Housing Finance Authority (Escambia County HFA) that has available Volume Cap, and would consider using it to finance the Kinneret Apartments proposed transaction.

CURRENT

On November 3, 2021, the Board of Directors of the Orange County HFA approved an Interlocal Agreement with the Escambia County HFA that would allow Escambia County HFA to issue \$62,500,000 of its Volume Cap to finance Kinneret Apartments in its "Area of Operation" (Orange County). The Board action on November 3, 2021, authorized staff to conduct a TEFRA Public Hearing on behalf of the Escambia County HFA, contingent on the Board's approval of an "Area of Operation" Resolution.

The "Area of Operation" Resolution would cover the issuance of Bonds for this specific development in accordance with Section 147(F) of the Code and pursuant to Section 159.603, Florida Statutes, for the purpose of providing Tax-Exempt financing for the Kinneret Apartments.

The transaction involves the acquisition, rehabilitation and equipping of Kinneret Apartments, an existing 280 unit residential senior rental community, located at 515 Delaney Avenue and 512 Margaret Court, in downtown Orlando. This proposed transaction will set-aside at least 40% of the units for elderly persons who are very low, low, moderate, and middle income, whose income does not exceed 60% of AMI. This partnership provides a unique opportunity for Inter-Agency cooperation in utilizing Volume Cap to preserve affordable housing for seniors in downtown Orlando. The estimated total development cost will exceed \$100,000,000.

The TEFRA public hearing was held on Thursday, November 18, 2021 at 10:00 A.M., at the Orange County Administration Center, 3rd Floor Conference Room Legal "A." The minutes of the Public Hearing are included as Attachment E.

The following documents are attached:

Attachment A Inter-local Agreement with Escambia County HFA
Attachment B. Location Map
Attachment C OCHFA Board meeting Staff Report of 11/03/2021
Attachment D Proof of Publication of TEFRA Public Hearing
Attachment E TEFRA Public Hearing Minutes

ACTION REQUESTED

Approval and execution of a Resolution (Area of Operation) authorizing Escambia County Housing Finance Authority to issue Multi-Family Housing Revenue Bonds in Orange County to finance the acquisition, rehabilitation, and equipping of Kinneret Apartments, an existing senior development located in Orange County, Florida, District 3, in an amount not-to-exceed \$62,500,000.

Attachments