

**ATTACHMENT 'A'**

**Area of Operation Resolution**

BCC Mtg. Date: September 12, 2023

**RESOLUTION 2023 -B-07**

**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 \$32,000,000 MULTIFAMILY HOUSING REVENUE BONDS (HOLLOWBROOK APARTMENTS), SERIES [TO BE DETERMINED] FOR THE BENEFIT OF 5465 CURRY FORD, LP, OR IT'S 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, 2023; and

**WHEREAS**, the Orange County Housing Finance Authority (the "Orange HFA") has received an application for a multifamily residential rental facility for persons of low, middle or moderate income known as Hollowbrook Apartments located at 5465 Curry Ford Road, Orlando, Orange County, Florida 32812 (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**, 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**, 5465 Curry Ford Road, LP, a Florida limited partnership, or one of its affiliates (the "Borrower"), has requested the Escambia HFA to issue its Multifamily Housing Revenue Bonds (Hollowbrook 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 143 residential units, at least 40% of such units are to be occupied by persons of 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 August 7, 2023, notice of which hearing was published on July 28, 2023 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 persons of 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 13<sup>th</sup> day of September 2023.



**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: *Jennifer Ann - Kinney*  
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 \$32,000,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Hollowbrook 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 persons who are of very low, low, middle and moderate income:

<b>PROJECT/LOCATION</b>	<b>NO. OF UNITS</b>	<b>OWNER</b>
<u>Hollowbrook Apartments</u> 5465 Curry Ford Road Orlando, FL 32812	143	5465 Curry Ford, LP

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

<b>TIME AND DATE</b>	<b>LOCATION</b>
10:00 A.M. Monday, August 7, 2023	Orange County Administration Center 3 <sup>rd</sup> 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 Wednesday, August 2, 2023. 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 'B'**

**Inter-Local Agreement**

## INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (this "Agreement") is made and entered into this 3 day of MAY, 2023, 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 Escambia Authority has received applications to finance (1) the acquisition and rehabilitation of an affordable apartment community known as Hidden Cove Apartments serving low- and moderate-income families located at 4900 Rio Grande Avenue in Orlando, Florida and (2) the acquisition and rehabilitation of an affordable apartment community known as Hollowbrook Apartments serving low- and moderate income families located at 5465 Curry Ford Road in Orlando, Florida (collectively, the "Apartment Projects") and has determined that the respective Apartment Projects 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, 2023, and wishes to make necessary Allocation Amounts available for the Apartment Projects 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 Apartment Projects.

**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 Apartment Projects in one or more series (collectively, 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 Apartment Projects as it deems appropriate to advise the Escambia Authority that the Apartment Projects are 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 Approval can or will be obtained.

**B. Responsibilities of the Escambia Authority.** The Escambia Authority will undertake to issue revenue bonds for the Apartment Projects 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 one or both of the Apartment Projects 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 Apartment Projects, 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 Apartment Projects Bonds in one or more series 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 respective Apartment Projects. In the event the Bonds are successfully issued and sold, the Escambia Authority will charge issuance fees to the borrower or developer of the Apartment Projects 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 borrowers or developers of the respective Apartment Projects 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.



By: *[Signature]*  
Secretary/Treasurer

**ESCAMBIA COUNTY HOUSING  
FINANCE AUTHORITY**

By: *[Signature]*

Chair



**ORANGE COUNTY HOUSING  
FINANCE AUTHORITY**

By: [Handwritten Signature]  
Secretary

By: [Handwritten Signature]  
Chair

RESOLUTION NO. 2023-10

RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE ORANGE COUNTY HOUSING FINANCE AUTHORITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, under the Florida Housing Finance Authority Law, being Part IV of Chapter 159, Florida Statutes (the "Housing Act"), the Board of County Commissioners of Escambia County, Florida (the "Escambia Board"), by resolution adopted May 1, 1980, found a shortage of affordable housing and capital for investment therein and declared a need for the establishment of Escambia County Housing Finance Authority (the "Authority"); and

WHEREAS, on May 29, 1980, the Board enacted Ordinance 80-12, as amended by Ordinance 2003-8, enacted on March 20, 2003, creating the Issuer and authorizing the Issuer to exercise all powers under the Housing Act; and

WHEREAS, the Authority has determined that there exists a shortage of safe and sanitary housing for persons and families of low to moderate income within Escambia County, State of Florida, and in such additional counties within which the Authority has been granted "area of operation" authority; and

WHEREAS, the Authority was approached by the Orlando Neighborhood Improvement Corporation, a 501(c)(3) exempt organization (the "Applicant"), and the Orange County Housing Finance Authority ("OCHFA") seeking the Authority's interest in financing two projects in Orange County, Florida known as Hollowbrook Apartments and Hidden Cove Apartments

(collectively, the "Projects"), in a manner similar to the Authority's financing of the Kinneret Apartments in 2022; and

WHEREAS, OCHFA approved an Interlocal Agreement between OCHFA and the Authority at its meeting on May 3, 2023 substantially in the form previously approved for the Kinneret Apartments financing; and

WHEREAS, the Authority would like to approve the Interlocal Agreement to further its ability to provide affordable housing pending the grant of "area of operation" approval by the Board of County Commissioners of Orange County, Florida.

NOW, THEREFORE, BE IT RESOLVED by the members of the Escambia County Housing Finance Authority, a lawful quorum of which is duly assembled, as follows:

SECTION 1. Recitals. That the foregoing recitals stated above are hereby found by the Authority to be true and correct and incorporated into this Resolution.

SECTION 2. Interlocal Agreement. The form of the Interlocal Agreement presented at this meeting (and attached hereto as Exhibit A), by and between the Authority and OCHFA, is hereby approved and adopted by the Authority, together with such changes, modifications and deletions as may be deemed necessary and appropriate. The Chair (or, in her absence, the Vice Chair or any other member of the Authority in the absence of the Vice Chair) is hereby authorized to execute and deliver on behalf of the Authority, and the Secretary/Treasurer (or, in his absence, any Assistant Secretary) of the Authority is authorized to affix the Seal of the Authority and attest to the execution of the Interlocal Agreement in the form presented at this meeting together with such changes, modifications and deletions as the officer of the Authority executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the Authority,



such execution and delivery to be conclusive evidence of the approval and authorization thereof by the Authority.

SECTION 3. Severability. In case any one or more of the provisions of this Resolution, or of the Borrower Loan Agreement, the Funding Loan Agreement or the Governmental Lender Note or any other agreements to which the Authority is a party and which have been approved by the Authority shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this Resolution or of the Funding Loan Agreement, the Borrower Loan Agreement or the Governmental Lender Note, but this Resolution, the Funding Loan Agreement, the Borrower Loan Agreement and said Governmental Lender Note shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained therein.

SECTION 4. Further actions. The Chair, the Vice Chair, the Secretary/Treasurer of the Authority and the other members of the Authority, the Executive Director of the Authority, and the Authority's general counsel or Bond Counsel are hereby authorized and directed to do all acts and things required of them by the provisions of the Interlocal Agreement, and also to do all acts and things required of them by the provisions of this Resolution.

SECTION 5. Headings Not Part of this Resolution. Any headings preceding the texts of the several sections of this Resolution shall be solely for convenience of reference and shall not form a part of this Resolution, nor shall they affect its meaning, construction or effect.

SECTION 6. Scope of Approval. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall approve the closing and issue the Bonds for the Projects. The Applicant shall hold the Authority and its past, present

and future members, officers, staff, attorneys, financial advisors and employees harmless from any liability or claim based upon the failure of the Authority to close the transaction and issue the Bonds or any other cause of action arising from the adoption of this Resolution, the processing of the financing for the Projects, or the issuance of the Bonds.

SECTION 7. Repealing Clause. All resolutions and orders or parts thereof, of the Authority, in conflict herewith are, to the extent of such conflict, hereby modified to the extent of such conflict.

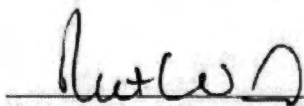
SECTION 8. Compliance with Open Meeting Laws. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of this Authority and that all deliberations of the members of this Authority and of its committees, if any, which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

SECTION 9. Effective Date. This resolution shall become effective upon its adoption.

ADOPTED this 13<sup>th</sup> day of June, 2023.



ATTEST:

  
Robert Ward, Secretary/Treasurer

ESCAMBIA COUNTY HOUSING FINANCE  
AUTHORITY

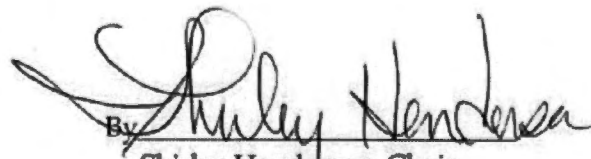
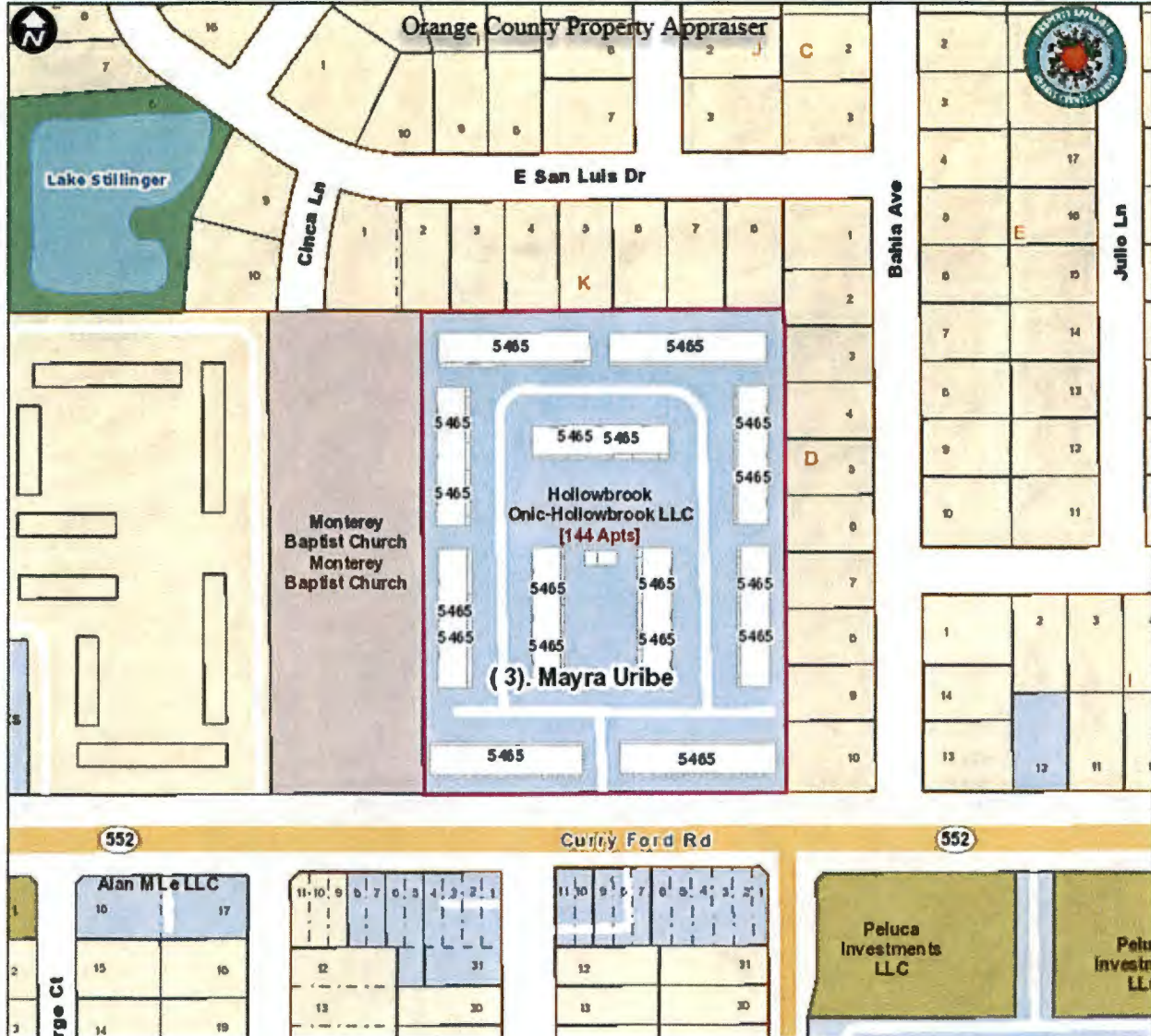
By   
Shirley Henderson, Chair

EXHIBIT A  
INTERLOCAL AGREEMENT

**ATTACHMENT 'C'**

**Project Location Map**



**Elected Officials**

- |                                  |                                 |
|----------------------------------|---------------------------------|
| School Board Representative      | Karen Castor Dentel             |
| State Senate                     | Linda Stewart                   |
| State Representative             | Johanna López                   |
| <b>County Commissioner</b>       | <b>Mayra Uribe - District 3</b> |
| US Representative                | Maxwell Alejandro Frost         |
| Orange County Property Appraiser | Amy Mercado                     |



**ATTACHMENT 'D'**

**OCHFA Board Meeting  
Staff Report of 5/03/2023**



5/03/23 R.N.

W.D. MORRIS  
EXECUTIVE DIRECTOR

DISCUSSION ITEM

MEMORANDUM

BOARD OF DIRECTORS

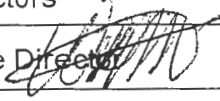
VERNICE ATKINS-BRADLEY  
CHAIR

KENNETH HUGHES  
VICE CHAIR

SASCHA RIZZO  
BOARD MEMBER

CURTIS HUNTER  
BOARD MEMBER

MERCEDES MCCALL  
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director 
DATE:	April 18, 2023
RE:	<b>CONSIDER APPROVAL OF HOLLOWBROOK APARTMENTS AND HIDDEN COVE APARTMENTS INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY (ECHFA)</b> MAY 3, 2023 REGULAR BOARD OF DIRECTORS' MEETING.

**BACKGROUND**

The Authority was approached by Helen H. Feinberg of RBC Capital Markets and Alfred Arzuaga of Orlando Neighborhood Improvement Corporation (ONIC), regarding providing bond financing for Hollowbrook Apartments and Hidden Cove Apartments, located in the City of Orlando. The amount of the bonds needed is estimated to be \$34MM. At the time of inquiry, the Authority had allocated all of its 2023 Volume Cap allocation to proposed developments in the existing pipeline. 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 these two developments 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). The Authority utilized this approach previously in November 2021 for Kinneret Towers development.

Enclosed is a proposed Interlocal Agreement with Escambia County HFA, which would provide bond volume cap for the acquisition and rehabilitation of Hollowbrook and Hidden Cove Apartments. The Agreement set-forth the responsibilities of both parties related to the administration and fees involved with the communities. Also enclosed are proposed Resolutions requesting the Orange County Board of County Commissioners to approve 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 Hollowbrook Apartments and Hidden Cove 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 Mike Watkins, General Counsel (GTLaw), is provided, setting forth actions to be taken by OCHFA's Board of Directors.

The attached Interlocal Agreement lays out the duties related to the issuance of the proposed bonds. Under the proposed Interlocal Agreement, OCHFA is responsible for shepherding the area of operations, the TEFRA Hearing and the authorizing Resolution through the Orange County BCC. All other duties related to the bonds, would be accomplished by ECHFA.

**ACTION REQUESTED**

Board approval of the proposed Hollowbrook Apartments and Hidden Cove 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 TEFRA Hearings, pursuant to the Interlocal; and staff to request approval by the Orange County Board of County Commissioners to approve the Resolution and TEFRA so that Escambia County may issue Bonds for Hollowbrook Apartments and Hidden Cove Apartments.

**ATTACHMENT 'E'**

**Proof of Publication of  
TEFRA Public Hearing Notice**

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 a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Jul 28, 2023.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.

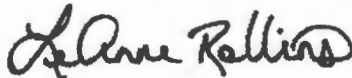


Rose Williams

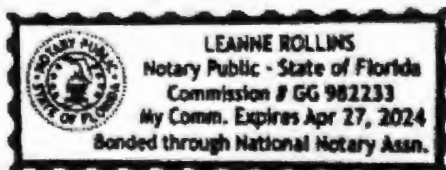
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of July, 2023,  
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

**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 \$32,000,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Hollowbrook 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 persons who are of very low, low, middle and moderate income:

**PROJECT/LOCATION**  
Hollowbrook Apartments  
5465 Curry Ford Road  
Orlando, FL 32812

**NO. OF UNITS**  
143

**OWNER**  
5465 Curry Ford, LP

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

**TIME AND DATE**  
10:00 A.M.  
Monday, August 7, 2023

**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 Wednesday, August 2, 2023. 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

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7/28/2023 7472798



# Meeting Notice



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

**Date:** Monday, August 7, 2023

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

**Time:** 10:00 AM

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**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 \$32,000,000 Multifamily Housing Revenue Bonds, to finance the acquisition and rehabilitating of a residential rental project -Hollowbrook Apartments- for 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 obtener esta información en español, por favor llame al (407) 836-3111.

**ATTACHMENT 'F'**

**TEFRA Public Hearing Minutes**

**OFFICIAL MEETING MINUTES**

**Meeting:** Public Hearing – Hollowbrook Apartments      **Date:** August 7, 2023      **Time:** 10:00 a.m.  
**Location:** 3<sup>rd</sup> floor, Conference Room Legal "A", Orange County Administration Center, 201 S Rosalind Ave, Orlando, FL

<u>OCHFA STAFF</u> PRESENT  Frantz Dutes Director Programs Operations  Mildred Guzman Program Operations Administrator/ Meeting Moderator	<u>OCHFA Professionals</u> PRESENT	<u>BCC</u> PRESENT  Fred Winterkamp Orange County Fiscal & Business Services		
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**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 \$32,000,000 of Multifamily Housing Revenue Bonds, to finance the acquisition and rehabilitating of a residential rental project –Hollowbrook Apartments- for persons who are of very low, low, middle and moderate income located at 5465 Curry Ford Road, Orlando, within Orange County, District 3.

**PUBLIC COMMENT(s):**

No comments, oral or written, were presented during or prior to the hearing.

**ADJOURNMENT**

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