

**2016-B-18**  
**RESOLUTION**

**WHEREAS**, the **ORANGE COUNTY HOUSING FINANCE AUTHORITY** (the "Authority") was created pursuant to Ordinance 78-18, codified in the Code of Orange County at Section 2-151 *et seq*; and

**WHEREAS**, the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") has created a requirement that all industrial development bonds issued after December 31, 1982, for the purpose of financing multifamily housing developments require approval by the Authority, and each governmental unit having jurisdiction over the area in which the bond financed facility is located; and

**WHEREAS**, such approval is to be given after a public hearing for which reasonable notice has been given; and

**WHEREAS**, the Authority is contemplating the issuance of up to \$20,164,000 Orange County Housing Finance Authority Multifamily Housing Revenue Bonds, Series [to be designated] (Landon Pointe Apartments) (the "Bonds"), the proceeds of which would finance the acquisition and rehabilitation of a residential rental project to be owned by Orlando Leased Housing Associates VII, L.L.P., a Florida limited liability limited partnership, for persons of low, middle and moderate income (the "Project").

**PROJECT/LOCATION**

Landon Pointe Apartments  
1705 Grande Pointe Boulevard,  
Orlando, Orange County,  
Florida, 32839

**NUMBER OF UNITS**

276

**WHEREAS**, a public hearing was held at 11:20 A.M. on Monday, October 17, 2016, with regard to financing this qualified housing development, at the place and time described in the Notice of Public Hearing attached hereto as Exhibit A, which Notice was published at least 14 days in advance of the hearing date in a newspaper of general circulation in Orange County; and

**WHEREAS**, the Authority has presented the issue in the aggregate principal amount set forth above for approval to the Board of County Commissioners of Orange County;

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:**

**SECTION 1. Authority.** This Resolution is adopted pursuant to the Constitution of the State of Florida, Chapters 125 and 166, Florida Statutes, and other applicable provisions of law.

**SECTION 2. Findings.** The Board hereby finds, determines and declares as follows:

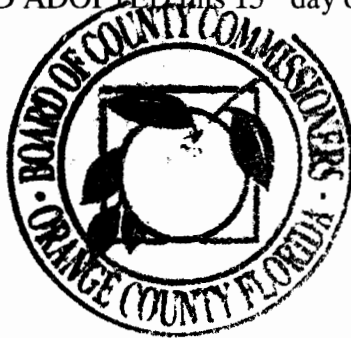
The Board is the elected legislative body of Orange County and has jurisdiction over the Project located in Orlando, Orange County, Florida.

**SECTION 3. Approval.** For the purpose of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Board hereby approves the issuance of the Bonds to finance the Project, acknowledging, however, that the Bonds will not be issued until the Authority gives its final approval to the issuance of the Bonds.

**SECTION 4. 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 Project, (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 Project, 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 Authority shall not be construed to obligate the County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and rehabilitation of the Project, and the Authority shall so provide in the financing documents setting forth the details of the Bonds.

**SECTION 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 15<sup>th</sup> day of November, 2016.



**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: *[Signature]*  
Orange County Mayor

Attest: Martha O. Haynie, Orange  
County Comptroller as Clerk of the  
Board of County Commissioners

By: *[Signature]*  
for Deputy Clerk



**EXHIBIT A**  
**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 Authority of its not to exceed \$20,164,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Landon Pointe Apartments) (the "Bonds"). The proceeds of the Bonds would be used to finance the acquisition and rehabilitation of the following residential rental project:

<b>PROJECT/LOCATION</b>	<b>DESCRIPTION OF PROJECT/NO. OF UNITS</b>	<b>OWNER</b>
<u>Landon Pointe Apartments</u> 1705 Grande Pointe Boulevard, Orlando, Orange County, Florida, 32839	276 units on approximately 14.64 acres, and related amenities	Orlando Leased Housing Associates VII, L.L.L.P., a Florida limited liability limited partnership

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

<b>TIME</b>	<b>LOCATION</b>
11:20-11:50 A.M. Monday, October 17, 2016	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 October 12, 2016. 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'**

**Project Description  
and Location Map**



# DOMINIUM<sup>SM</sup>

## Project Description

Property Name	Landon Pointe Apartments
Property Address	1705 Grande Pointe Boulevard Orlando, Florida 32839
Acreage	14.64
Present Zoning Status	R-3 Multi-Family Dwelling District
Number of Units	276

### **Unit Mix - Current**

Unit Type	Income Restriction	Number of Units	Square Feet	Current Rent
One Bedroom /1 Bath	60% AMI	72	739	\$598
Three Bedroom/2 Bath	60% AMI	156	1,000	\$707
Three Bedroom/2 Bath	60% AMI	48	1,172	\$813
	<i>Total Units</i>	276		

### **Unit Mix - Stabilized**

Unit Type	Income Restriction	Number of Units	Square Feet	Stabilized Rent
One Bedroom /1 Bath	60% AMI	72	739	\$566
Three Bedroom/2 Bath	60% AMI	156	1,000	\$669
Three Bedroom/2 Bath	60% AMI	48	1,172	\$768
	<i>Total Units</i>	276		

### **Amenities**

The following amenities are included in rent:

#### **Community Amenities**

- Pool
- Playground
- Security gate at entry, fences surrounding perimeter of site
- Fitness Center

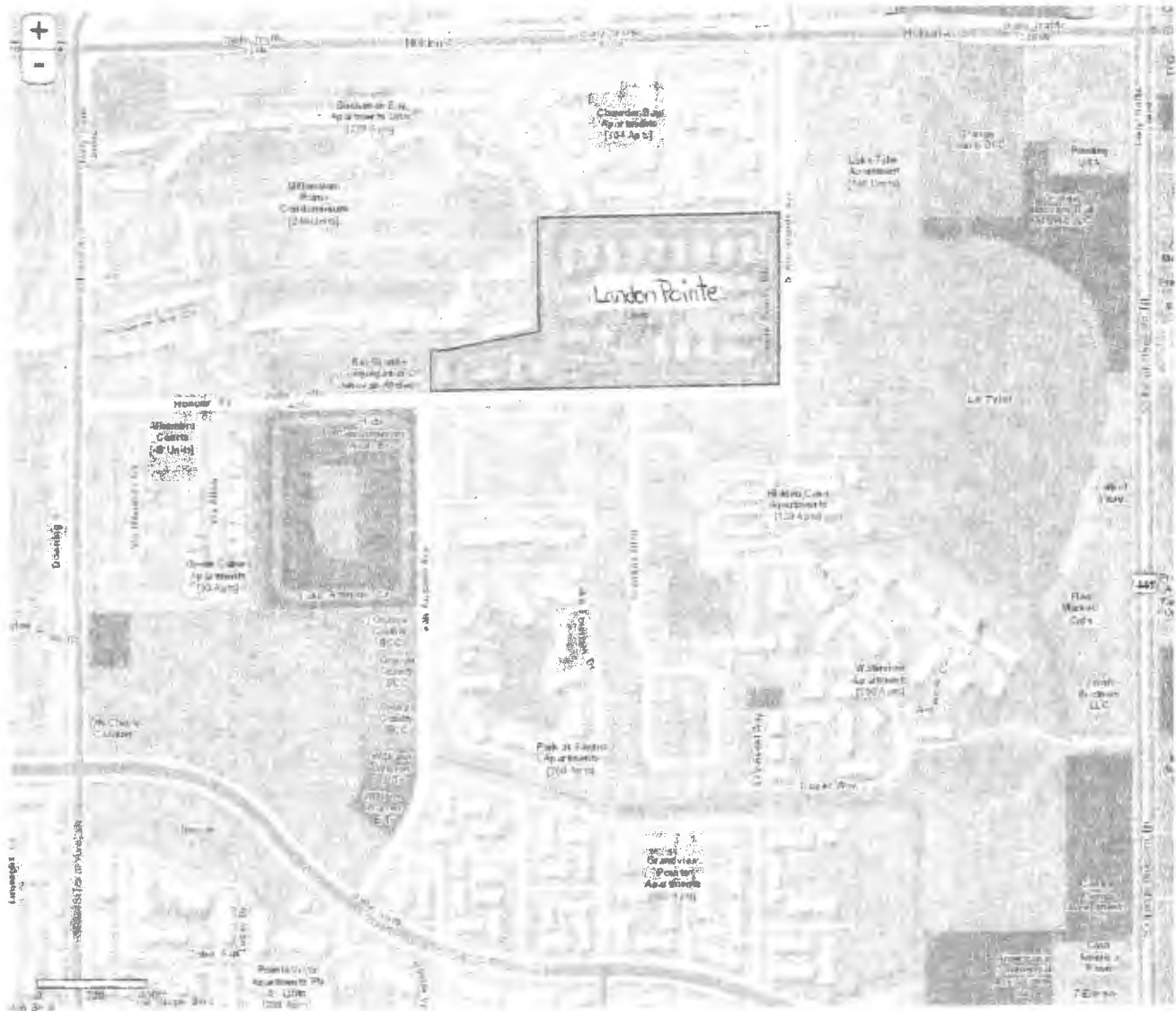
#### **Other Amenities**

- Full equipped kitchens



## LONDON POINTE APARTMENTS

1705 Grande Pointe Blvd., Orlando, Orange County, FL 32810



### Elected Officials:

State Senate  
State Representative  
School Board Representative  
County Commissioner  
US Representative  
Orange County Property Appraiser

Geraldine F. Thompson  
Bruce Antone  
Kathleen Kat Gordon  
Victoria P. Siplin – District 6  
Corrine Brown  
Rick Singh

### Library District:

Orange County

Orange County Library System...

# Landon Pointe

1705 Grande Pointe Boulevard, Orlando, FL

PRO FORMA

Unit Description	Current Rate	Number of Units	Square Feet	Total Square Feet	Projected Rate	Rent per Sq Ft	Monthly Income	Annual Income
<b>Unit Mix</b>								
One Bedroom - One Bathroom - 60%	\$ 566	72	739	53,208	\$ 566	\$ 0.77	\$ 40,752	\$ 489,024
Two Bedroom - One Bathroom - 60%	\$ 669	156	1,000	156,000	\$ 669	\$ 0.67	\$ 104,364	\$ 1,252,368
Three Bedroom - Two Bathroom - 60%	\$ 768	48	1,172	56,256	\$ 768	\$ 0.66	\$ 36,864	\$ 442,368
<b>Total/Average</b>	\$ 659	276	962	265,464	\$ 659	\$ 0.69	\$ 181,980	\$ 2,183,760

## Income

	Per Unit	Total
<b>Gross Potential Income</b>	\$ 7,912	\$ 2,183,760
Apartment Vacancy Expense	(396)	(109,188)
	\$ 7,517	\$ 2,074,572
<b>Laundry Machine Rental Income</b>		
Laundry Machine Rental	\$ 132	\$ 132,480
Laundry Vacancy Expense	(98)	(26,496)
	\$ 384	\$ 105,984
<b>Other Income</b>		
Cable, Satellite, and Utilities Revenue	\$ -	\$ -
RUBS/Trash Revenue	\$ -	\$ -
Laundry/Vending	\$ 1,380	\$ 1,380
Tenant Charges	\$ 52,440	\$ 52,440
Grant Income	\$ -	\$ -
Miscellaneous	\$ 6,900	\$ 6,900
<b>Total Other Income</b>	\$ 220	\$ 60,720
<b>Effective Gross Income</b>	\$ 8,121	\$ 2,241,276

## Expenses

	Per Unit	Total
<b>Operating Costs</b>		
Marketing	\$ 50	\$ 13,800
Administrative	130	35,880
Insurance	444	122,344
Payroll	1,125	310,500
Utilities	804	221,940
Security	150	41,400
Repairs, Maintenance, and Turnover	702	193,752
<b>Total Operating Costs</b>	\$ 3,405	\$ 939,816
<b>Operating Costs Less Utilities</b>	\$ 2,601	\$ 717,876
<b>Non-Operating Costs</b>		
Management Fee	\$ 305	\$ 84,048
Property Tax	825	221,940
Replacement Reserves	1,430	394,586
<b>Total Non-Operating Costs</b>	\$ 2,560	\$ 699,574
<b>Total Expenses</b>	\$ 5,161	\$ 1,417,450

## Net Operating Income

	Per Unit	Total
<b>Net Operating Income</b>	\$ 3,260	\$ 893,826



## **ATTACHMENT 'B'**

### **Related Financials**



# DOMINIUM<sup>SM</sup>

## Financing Plan

Landon Pointe Apartments will be financed through a forward commitment for a first mortgage, low income housing tax credit equity, a 2 tranche construction loan and seller note. The total tax exempt bond issuance request is \$20,164,000

### **Permanent 1<sup>st</sup> Mortgage**

The applicant is still exploring the best execution for the property for the first mortgage commitment. The 1st mortgage is expected to be in the amount of approximately \$13,660,000. This loan will be a 12 month forward commitment. The loan will be secured by a 1st mortgage position and will pay off the construction loan when the 1<sup>st</sup> mortgage loan converts. The applicant will forward term sheets as soon as they become available.

### **2 Tranche Construction Loan**

The construction loan will consist of 2 Tranches. The first tranche will be tax exempt. The amount of this tranche will be \$20,164,000. It is expected to bear interest at a rate of LIBOR+ 2.50 %. The second tranche will be taxable and will be in the amount of \$4,235,627. It is expected to bear interest at a rate of LIBOR+ 2.50%. The applicant will forward term sheets as soon as they become available.

### **Seller Note**

The seller of the property Grande Pointe Associates, Ltd. will take back a seller note of \$8,550,000 for the sale of the property. This will be a taxable loan to the buyer that will be repaid from available cash flow.

### **Federal LIHTC Equity**

In conjunction with our application for tax-exempt bonds, we will be applying for an allocation of 4% federal low-income tax credits from the Florida Housing Finance Corporation. The estimated amount of tax credit equity is \$14,132,659. Tax credit equity will be invested into the project in installments, some of which will occur after construction. Please find an enclosed term sheet from Alliant Capital.

# Landon Pointe

1705 Grande Pointe Boulevard, Orlando, FL

## SOURCE AND USE SUMMARY

### Sources of Funds:

1st Mortgage  
Seller Note  
Low Income Tax Credit Equity  
Borrower Cash (Credit)  
Total Source of Funds

Permanent		
	Total	Per Unit
\$	13,660,000	\$ 49,493
	8,550,000	30,978
	14,132,659	51,205
	2,216,476	8,031
\$	38,559,135	\$ 139,707

### Uses of Funds:

Acquisition Costs  
Construction Costs  
Cash Accounts  
Professional Services  
Construction Financing Costs  
Permanent Financing Costs  
Closing Costs  
Tax Credit Fees  
Developer Fee  
Total Use of Funds

	Total	Per Unit
\$	24,150,000	\$ 87,500
	5,492,193	19,899
	1,286,453	4,661
	560,895	2,032
	270,140	979
	764,248	2,769
	134,708	488
	350,292	1,269
	5,550,206	20,109
\$	38,559,135	\$ 139,707

## **ATTACHMENT 'C'**

### **Proforma**



**Landon Pointe**  
1705 Grande Pointe Boulevard, Orlando, FL  
PRO FORMA

Unit Description	Current Rate	Number of Units	Square Feet	Total Square Feet	Projected Rate	Rent per Sq Ft	Monthly Income	Annual Income
<b>Unit Mix</b>								
One Bedroom - One Bathroom - 60%	\$ 566	72	739	53,208	\$ 566	0.77	\$ 40,752	\$ 489,024
Two Bedroom - One Bathroom - 60%	669	156	1,000	156,000	669	0.67	104,364	1,252,368
Three Bedroom - Two Bathrooms - 60%	768	48	1,172	56,256	768	0.66	36,864	442,368
<b>Total/Average</b>	<b>\$ 659</b>	<b>276</b>	<b>962</b>	<b>265,464</b>	<b>\$ 659</b>	<b>0.69</b>	<b>\$ 181,980</b>	<b>\$ 2,183,760</b>

		Per Unit	Total
<b>Income</b>			
Gross Potential Income		\$ 7,912	\$ 2,191,776
Apartment Vacancy Expense	10.0% Apartment Vacancy	(396)	(109,188)
		\$ 7,517	\$ 2,074,572
Laundry Machine Rental Income			
Laundry Machine Rental	2.00% Rent Per Month	\$ 13	\$ 132,480
Laundry Vacancy Expense	2.00% Equipment Vacancy	(96)	(26,496)
		\$ 384	\$ 105,984
Other Income			
Cable, Satellite, and Utilities Revenue		\$ -	\$ -
RUBS/Trash Revenue		\$ -	\$ 1,380
Laundry/Vending		190	52,440
Tenant Charges		25	6,900
Grant Income			
Miscellaneous			
<b>Total Other Income</b>		<b>\$ 220</b>	<b>\$ 60,720</b>
<b>Effective Gross Income</b>		<b>\$ 8,121</b>	<b>\$ 2,241,276</b>

		Per Unit	Total
<b>Expenses</b>			
Operating Costs			
Marketing		\$ 50	\$ 13,800
Administrative		130	35,880
Insurance		444	122,544
Payroll		1,123	310,500
Utilities		804	221,940
Security		150	41,400
Repairs, Maintenance, and Turnover		702	193,752
<b>Total Operating Costs</b>		<b>\$ 3,405</b>	<b>\$ 939,816</b>
<b>Operating Costs Less Utilities</b>		<b>\$ 2,601</b>	<b>\$ 717,376</b>
Non-Operating Costs			
Management Fee	Total Management Fee Above the Line Below the Line	\$ 305	\$ 84,048
Property Tax		825	22,500
Replacement Reserves			\$ 2,500
<b>Total Non-Operating Costs</b>		<b>\$ 1,430</b>	<b>\$ 394,586</b>
<b>Total Expenses</b>		<b>\$ 4,835</b>	<b>\$ 1,334,402</b>

		Per Unit	Total
<b>Net Operating Income</b>		<b>\$ 3,286</b>	<b>\$ 906,874</b>

## **ATTACHMENT “D”**

### **Financial Advisor’s Summary of Sales Method**

**MEMORANDUM**

<b>TO:</b>	W.D. Morris, Executive Director
<b>FROM:</b>	David Jones, CSG Advisors
<b>SUBJECT:</b>	Orange County Housing Finance Authority Multifamily Housing Revenue Bonds (Landon Pointe Apartments)
<b>DATE:</b>	September 26, 2016

CSG Advisors serves as Financial Advisor to the Orange County Housing Finance Authority in connection with multifamily debt issues. In that capacity we are asked to comment on proposed multifamily debt issues under certain circumstances prior to submitting the TEFRA approval request to Orange County.

**Summary Description**

The applicant for Landon Pointe Apartments is Orlando Leased Housing Associates VII, LLLP. The primary contact person for Orlando Leased Housing Associates VII, LLLP is Owen Metz, located in Plymouth, MN. Mark Moorhouse is the owner of Orlando Leased Housing Associates VII, LLLP, an affiliate of Dominion. Dominion is a Minneapolis-based owner, developer and manager of over 25,000 owned or managed units at 202 sites across 25 states including Florida. Dominion serves as developer for the recently closed Landon Trace Townhomes project (formerly known as Buchanan Bay), which was a 228 unit property located just outside of downtown Orlando which closed in March 2016.

The development is located at 1705 Grande Pointe Boulevard, Orlando FL, in incorporated Orange County. The affordable rental community is an acquisition and rehabilitation property that upon stabilization will consist of a total of 276 apartment units, consisting of 72 1 bedroom/1 bath units, and 204 3 bedroom/3 bath units. The sponsors have proposed that Orange County Housing Finance Authority issue up to \$20,164,000 of multifamily housing revenue bonds to finance a \$20,164,000 first lien mortgage loan. The bond proceeds along with other sources described below will be used by the applicant for the purchase and new construction of Landon Pointe Apartments.

In accordance with the tax exempt bond requirements, a minimum of 40% of the rental units will be set aside for rental to persons or families with household incomes of 60% or less of the Area Median Income, or alternatively 20% of the units as 50% or less of the Area Median Income. For purposes of the Orange County application and the 4% housing tax credits applied for, 100% of the units will be set aside at household incomes of 60%.



### **Proposed Debt Structure**

The construction bonds are expected to be issued in two tranches with the first tranche to be issued in the not-to-exceed amount of \$20,164,000 of senior tax-exempt mortgage revenue bonds. Such bonds are anticipated to bear interest at a rate of LIBOR plus 2.95% plus the ongoing issuer fee to the Authority. The multifamily mortgage revenue bonds currently anticipate a thirty-five (35) year amortization schedule and fifteen (15) year term.

The second tranche of debt is expected to be taxable in the amount of \$4,235,627 at a similar interest rate. The applicant is still exploring the most suitable financing method for the permanent first mortgage and will provide the Authority with such terms sheets once available. Such bonds will meet all of the underwriting requirements of the Orange County Housing Finance Authority.

The \$20,164,000 of multifamily housing revenue bonds and first lien mortgage loan are anticipated to be paid down to \$13,660,000 upon conversion to permanent financing. In addition to net proceeds of the bonds, the sources of funds for this development upon conversion to permanent financing anticipate the following financing sources: (a) Federal Tax Credit equity in the amount of \$14,132,659, (b) a seller note of \$8,550,000 and (c) deferred developer fee (listed as borrower cash/credit in the bond application) in the amount of \$2,216,476. The proposed financing plan anticipates acquisition costs of \$24,150,000, construction costs of \$5,492,193, as well as additional financing and other development costs. The uses of funds upon conversion to permanent financing is currently expected to total approximately \$38,559,135.

### **Method of Bond Sale**

The Applicant has designated Dougherty & Company LLC as investment banker subject to the approval of Orange County Housing Finance Authority. At this time, the applicant is still determining the best execution for the property's first mortgage commitment and bond structure.

The bonds are anticipated to be issued as fully registered bonds, in the minimum denomination of \$100,000. The bonds will bear a legend restricting subsequent transfers to investors who make certain written representations that they are a sophisticated investor (a "qualified institutional buyer" or "accredited investor"), and other representations indicating their understanding of the business matters and information necessary to make an informed decision to invest in the bonds.

### **Equity**

The tax credits are anticipated to be purchased by Alliant Capital in return for a 99.98% limited partnership interest in the property.

### **Credit Underwriting**

Pursuant to Orange County Housing Finance Authority's policy, the proposed financing will be subject to credit underwriting by a third party firm qualified in affordable housing real estate underwriting and loan servicing. A credit underwriting report acceptable to the Orange County Housing Finance Authority will be required prior to authorizing the issuance of the bonds.



### **Investment of Proceeds**

To the extent bond proceeds will be available to be drawn down during construction, the Orange County Housing Finance Authority will require such proceeds be invested pursuant to its investment policy. If applicable, CSG Advisors will oversee competitive bidding of any investment agreements.

**ATTACHEMENT 'E'**

**OCHFA Staff Report of the  
Board of Directors meeting of 10/05/2016**



ORANGE COUNTY  
HOUSING FINANCE AUTHORITY

*Approved*  
APPROVED BY: 10/5/16  
Orange County Housing Finance Authority  
BOARD OF DIRECTORS

W.D. MORRIS  
EXECUTIVE DIRECTOR

DISCUSSION ITEM

MEMORANDUM

BOARD OF DIRECTORS

SASCHA RIZZO  
CHAIRMAN

MARSHALL SIPLIN  
BOARD MEMBER

MERCEDES MCCALL  
BOARD MEMBER

CLEMENTE CUEVAS  
BOARD MEMBER

VERNICE ATKINS-BRADLEY  
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: W.D. Morris, Executive Director

DATE: October 26, 2015

RE: **CONSIDER APPROVAL OF THE MULTI-FAMILY TAX-EXEMPT BONDS APPLICATION, SUBMITTED FOR THE 2016 OPEN CYCLE PROCESS, FOR THE PROPOSED ACQUISITION AND REHABILITATION OF LONDON POINTE APARTMENTS, NOT-TO-EXCEED \$20,164,000 – REGION 14.**  
OCTOBER 5, 2016 REGULAR BOARD OF DIRECTORS' MEETING

**BACKGROUND**

On September 20, 2016, the Authority received the Landon Pointe Apartments proposal under the 2016 Open Cycle Allocation Process. The Open Cycle process allows developers to submit Multi-Family proposals for the Authority's consideration throughout the year, or as long as Volume Cap Allocation remains available. Once the Reimbursement Resolution is approved by the Board, staff will conduct a TEFRA hearing and engage Professionals and proceed with the underwriting process.

**CURRENT**

The applicant for Landon Pointe Apartments is Orlando Leased Housing Associates VII, LLLP, a Florida Limited Partnership, an affiliate of Dominion Development LLC, a Minneapolis based company in the affordable housing business since 1972. Additionally, Landon Pointe Apartments, LTD, is a Florida Limited Partnership. The request seeks \$20,164,000, in Multi-Family Mortgage Revenue Bonds for acquisition and rehabilitation of the development. The proposal involves acquisition and rehabilitation of 276-units of affordable multi-family housing consisting of 72 (seventy-two) 1-bd/1-ba; 204 (two hundred four) 3-bd/2-ba. The set-aside will be 100% at 60% Area Median Income (AMI). The \$20.164MM in bonds will be paid-down to \$13,660,000, upon conversion to permanent financing.

The sources of funds after conversion to permanent are as follows:

• Tax-Exempt Bonds .....	\$13,660,000
• Housing Tax Credits .....	\$14,132,659
• Seller Note .....	\$8,550,000
• Deferred Developer Fee .....	\$2,216,476
TOTAL DEVELOPMENT COST	<u>\$38,559,135.00</u>

Enclosed for your review is the Reimbursement Resolution and Analysis of Proformas prepared by Jim Singh, Deputy Executive Director/ CFO and Frantz Dutes, Director of Single-Family Programs.

#### ACTION REQUESTED

Board approval of the Reimbursement Resolution in an amount not-to-exceed \$20,164,000 (TWENTY MILLION ONE HUNDRED SIXTY-FOUR THOUSAND DOLLARS) for the proposed Acquisition and Rehabilitation of Multi-Family Development Landon Pointe Apartments and authorization for staff and Bond Counsel to take the required steps to complete the TEFRA process, with subsequent submission to the Division of Bond Financing.



**ATTACHMENT 'F'**

**Proof of Publication of TEFRA Public Hearing**

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

## STATE OF FLORIDA

## COUNTY OF ORANGE

Before the undersigned authority personally appeared Brandon DeLoach / Maria Torres / Ingrid Quiles, 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 11150-Public Hearing Notice, **Monday, October 17, 2016 at 11:00 a.m.** was published in said newspaper in the issues of Oct 02, 2016.

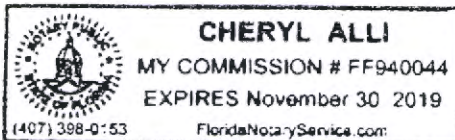
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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.

Berk Plass  
Signature of Affiant

Brandon DeLoach  
Printed Name of Affiant

Sworn to and subscribed before me on this 3 day of October, 2016,  
by above Affiant, who is personally known to me ( X ) or who has produced  
identification ( ).

Cheryl Alli  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

### 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 Authority of its not to exceed \$20,164,000 Multifamily Housing Revenue Bonds, Series [to be designated] (Landon Pointe Apartments) (the "Bonds"). The proceeds of the Bonds would be used to finance the acquisition and rehabilitation of the following residential rental project:

**PROJECT/LOCATION**  
Landon Pointe Apartments  
1705 Grande Pointe Boulevard,  
Orlando, Orange County,  
Florida, 32839

**DESCRIPTION OF PROJECT/NO. OF UNITS**  
276 units on approximately 14.64 acres, and related amenities

**OWNER**  
Orlando Leased Housing Associates VII, L.L.P., a Florida limited liability limited partnership

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

**TIME**  
11:20-11:50 A.M.  
Monday, October 17, 2016

**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 October 12, 2016. 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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054501161

10/2/2016

# Meeting Notice



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

**Date:** Monday, October 17, 2016

**Location:** Third Floor Conference Room Legal "A"  
Orange County Administration Center

**Time:** 11:20 – 11:50 AM

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TEFRA (Tax Equity and Fiscal Responsibility Act) public hearing meeting for the proposed issuance of Multi Family Housing Revenue Bonds to finance the acquisition and rehabilitation of Landon Pointe Apartments.

**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.**

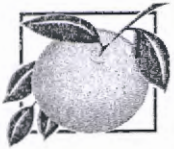
In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the Orange County Communications Division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

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

**ATTACHMENT 'G'**

**TEFRA Public Hearing Minutes**





ORANGE COUNTY  
HOUSING FINANCE AUTHORITY

W.D. MORRIS  
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

SASCHA RIZZO  
CHAIRMAN

MARSHALL SIPLIN  
VICE CHAIRMAN

MERCEDES MCCALL  
BOARD MEMBER

CLEMENTE CUEVAS  
BOARD MEMBER

VERNICE ATKINS-BRADLEY  
BOARD MEMBER

MEMORANDUM

TO: FILE  
FROM: Mildred Guzman, Multi Family Program Administrator  
DATE: October 17, 2016  
RE: TEFRA Hearing Meeting Minutes for Multi-family Housing  
Revenue Tax Exempt Bonds – Landon Pointe Apartments

Today, Monday, October 17, 2016, at 11:20 A.M. a TEFRA Public Hearing was conducted in Orange County at the Orange County Administration Center, 3<sup>rd</sup> floor, Conference Room Legal "A".

The meeting was presided over by Mildred Guzman, Multi-Family Program Administrator. Also present at the meeting was W.D. Morris, Executive Director, OCHFA, Danielle Philippe, Orange County Fiscal & Business Services.

The purpose of the hearing was to receive public comments regarding the issuance by the Orange County Housing Finance Authority of Multi-Family Housing Revenue Tax Exempt Bonds to finance the acquisition and rehabilitation of a proposed multifamily rental development in Orange County as follows:

<u>PROJECT/LOCATION</u>	<u>DESCRIPTION OF PROJECT/NO. OF UNITS</u>	<u>OWNER</u>	<u>AMOUNT</u>
<u>Landon Pointe Apartments</u> 1705 Grande Pointe Blvd., Orlando, Orange County, Florida, 32839	276 units on approximately 14.64 acres, and related amenities	Orlando Leased Housing Associates VII, L.L.L.P., a Florida limited liability limited partnership	\$20,164.000

No comments, oral or written, were presented during or before the hearing. The meeting adjourned at 11:50 AM.