

HFAVC MEETING AGENDA

December 10, 2024

I. Call to Order

- A. Roll Call
- B. Notice and Proof of Publication

II. Consideration and Approval of Minutes of Previous Meeting

- A. November 12, 2024

III. Miscellaneous Administrative and Financial Matters

- A. Payment of invoices and other miscellaneous financial matters
- B. Consideration of proposed Resolution No. 2024 – 05 adopting the FY2024/2025 budget

RESOLUTION 2024 -05 ADOPTING THE FISCAL YEAR 2024 – 2025
BUDGET FOR THE HOUSING FINANCE AUTHORITY OF VOLUSIA
COUNTY

- C. Discussion of qualified public depositories

IV. Unfinished Business

V. New Business

- A. Consideration of attending Florida ALHFA Conference, July 9-12, 2025
- B. SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF VOLUSIA
COUNTY, FLORIDA APPROVING THE ISSUANCE OF SINGLE FAMILY
MORTGAGE REVENUE BONDS IN ONE OR MORE SERIES TO FINANCE
UP TO \$75,000,000 SINGLE FAMILY MORTGAGE LOANS IN VOLUSIA

COUNTY; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE.

- C. Atlantic Housing request for alternative issuer fee structure for Howland Station Apartments, Kensington at Old Kings Senior Living, Riverbend Landings Apartments, and Riverbend Landings Phase II.
- D. Atlantic Housing request for alternative guarantor structure for Riverbend Landings Apartments.
- E. HOWLAND STATION APARTMENTS

RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$13,000,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA SENIOR HOUSING REVENUE BONDS, SERIES 2024A (HOWLAND STATION APARTMENTS) AND NOT TO EXCEED \$1,800,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA SENIOR HOUSING REVENUE BONDS, SERIES 2024B (HOWLAND STATION APARTMENTS) AND NOT TO EXCEED \$5,000,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCING AUTHORITY OF VOLUSIA COUNTY, FLORIDA SUBORDINATE HOUSING REVENUE BONDS, SERIES 2024 (HOWLAND STATION APARTMENTS) AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SENIOR TRUST INDENTURE; SUBORDINATE TRUST INDENTURE; FUNDING AND LOAN AGREEMENT, FINANCING AGREEMENT, BOND PURCHASE AGREEMENT, LAND USE RESTRICTION AGREEMENT, FEE GUARANTY AND ENVIRONMENTAL INDEMNITY AGREEMENT, FIRST MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, AND SECOND MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RELATING TO THE SALE OF THE BONDS; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN ADDITIONAL AGREEMENTS NECESSARY OR DESIRABLE IN CONNECTION WITH THE ISSUANCE OF AND PROVISION OF SECURITY FOR THE BONDS; APPOINTING A TRUSTEE WITH RESPECT TO THE BONDS AND A COMPLIANCE AGENT WITH RESPECT TO THE PROJECT; PROVIDING THAT SUCH BONDS SHALL BE ISSUED IN CERTIFICATED FORM; AUTHORIZING THE AWARD OF THE BONDS AND PROVIDING AN EFFECTIVE DATE.

F. KENSINGTON AT OLD KINGS SENIOR LIVING

RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$13,980,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA SENIOR HOUSING REVENUE BONDS, SERIES 2024A (KENSINGTON AT OLD KINGS SENIOR LIVING) AND NOT TO EXCEED \$1,850,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA SENIOR HOUSING REVENUE BONDS, SERIES 2024B (KENSINGTON AT OLD KINGS SENIOR LIVING) NOT TO EXCEED \$4,520,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCING AUTHORITY OF VOLUSIA COUNTY, FLORIDA SUBORDINATE HOUSING REVENUE BONDS, SERIES 2024 (KENSINGTON AT OLD KINGS SENIOR LIVING) AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SENIOR TRUST INDENTURE; SUBORDINATE TRUST INDENTURE; FUNDING AND LOAN AGREEMENT, FINANCING AGREEMENT, BOND PURCHASE AGREEMENT, LAND USE RESTRICTION AGREEMENT, FEE GUARANTY AND ENVIRONMENTAL INDEMNITY AGREEMENT, FIRST MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, AND SECOND MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RELATING TO THE SALE OF THE BONDS; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN ADDITIONAL AGREEMENTS NECESSARY OR DESIRABLE IN CONNECTION WITH THE ISSUANCE OF AND PROVISION OF SECURITY FOR THE BONDS; APPOINTING A TRUSTEE WITH RESPECT TO THE BONDS AND A COMPLIANCE AGENT WITH RESPECT TO THE PROJECT; PROVIDING THAT SUCH BONDS SHALL BE ISSUED IN CERTIFICATED FORM; AUTHORIZING THE AWARD OF THE BONDS AND PROVIDING AN EFFECTIVE DATE.

G. RIVERBEND LANDINGS APARTMENTS

RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$9,979,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, SENIOR HOUSING REVENUE BONDS, SERIES 2024A (RIVERBEND LANDINGS APARTMENTS), AND NOT TO EXCEED \$1,345,000 IN PRINCIPAL AMOUNT OF HOUSING

FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA, SENIOR HOUSING REVENUE BONDS, SERIES 2024B (RIVERBEND LANDINGS APARTMENTS), AND NOT TO EXCEED \$3,471,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCING AUTHORITY OF VOLUSIA COUNTY, FLORIDA SUBORDINATE HOUSING REVENUE BONDS, SERIES 2024 (RIVERBEND LANDINGS APARTMENTS) AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SENIOR TRUST INDENTURE; SUBORDINATE TRUST INDENTURE; FUNDING AND LOAN AGREEMENT, FINANCING AGREEMENT, BOND PURCHASE AGREEMENT, LAND USE RESTRICTION AGREEMENT, FEE GUARANTY AND ENVIRONMENTAL INDEMNITY AGREEMENT, FIRST MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, AND SECOND MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RELATING TO THE SALE OF THE BONDS; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN ADDITIONAL AGREEMENTS NECESSARY OR DESIRABLE IN CONNECTION WITH THE ISSUANCE OF AND PROVISION OF SECURITY FOR THE BONDS; APPOINTING A TRUSTEE WITH RESPECT TO THE BONDS AND A COMPLIANCE AGENT WITH RESPECT TO THE PROJECT; PROVIDING THAT SUCH BONDS SHALL BE ISSUED IN CERTIFICATED FORM; AUTHORIZING THE AWARD OF THE BONDS AND PROVIDING AN EFFECTIVE DATE.

H. RIVERBEND LANDINGS PHASE II

RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$5,500,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, SENIOR HOUSING REVENUE BONDS, SERIES 2024 (RIVERBEND LANDINGS PHASE II), AND NOT TO EXCEED \$2,000,000 IN PRINCIPAL AMOUNT OF HOUSING FINANCING AUTHORITY OF VOLUSIA COUNTY, FLORIDA SUBORDINATE HOUSING REVENUE BONDS, SERIES 2024 (RIVERBEND LANDINGS PHASE II) AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SENIOR TRUST INDENTURE; SUBORDINATE TRUST INDENTURE; FUNDING AND LOAN AGREEMENT, FINANCING AGREEMENT, LAND USE RESTRICTION AGREEMENT, FEE GUARANTY AND ENVIRONMENTAL INDEMNITY AGREEMENT, FIRST MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, AND SECOND MORTGAGE, ASSIGNMENT OF

RENTS AND SECURITY AGREEMENT RELATING TO THE SALE OF THE BONDS; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN ADDITIONAL AGREEMENTS NECESSARY OR DESIRABLE IN CONNECTION WITH THE ISSUANCE OF AND PROVISION OF SECURITY FOR THE BONDS; APPOINTING A TRUSTEE WITH RESPECT TO THE BONDS AND A COMPLIANCE AGENT WITH RESPECT TO THE PROJECT; PROVIDING THAT SUCH BONDS SHALL BE ISSUED IN CERTIFICATED FORM; AUTHORIZING THE AWARD OF THE BONDS AND PROVIDING AN EFFECTIVE DATE.

VI. Any other business to come before the Authority

VII. Adjourn