
REGULAR MEETING

A regular meeting of the Housing Finance Authority of Broward County (the “HFA”), Florida, will be held on Wednesday, October 18, 2023, at 5:30 p.m., in the 2nd Floor Conference Room, located at 110 N.E. 3rd Street, Fort Lauderdale, Florida. All participants are encouraged to dial-in by phone. Details of the meeting are published in the [Broward County Sunshine Meeting Notices](#) and [Housing Finance Authority of Broward County](#) websites. The call-in information listed below for members of the public.

Call-in number: 754-900-8519

Conference ID: 243 043 203#

CALLING OF THE ROLL

CONSENT AGENDA (Items 1 through 2)

1. Approval of September 20, 2023, Regular Meeting Minutes

MOTION TO APPROVE the Housing Finance Authority Regular Meeting Minutes on September 20, 2023.

2. Executive Director’s (September Operational Report)

A. MOTION TO APPROVE the Housing Finance Authority Operational Report for September 30, 2023.

B. MOTION TO APPROVE the Consent Agenda Items 1 thru 2.



REGULAR AGENDA

3. Provident Place aka Golden Acres

MOTION TO ACCEPT: the credit underwriting report

MOTION TO ADOPT: a resolution providing authorization and/or approval: a) to issue the Housing Finance Authority's Multifamily Housing Mortgage Revenue Bonds, Provident Place Apartments, Series 2023 (the "Bonds") in an aggregate amount not to exceed \$22,000,000, for the purpose of financing the acquisition, construction and equipping of Provident Place Apartments located in Broward County, b) of the form, execution and delivery of the documents included within Exhibits A-H of the Resolution, c) to execute certain additional agreements in connection with the issuance of the Bonds, d) to waive the annual audit fee, e) take other actions required to issue and deliver the Bonds, and f) for the establishment of an effective date.

4. Palms of Deerfield Townhomes

MOTION TO ACCEPT: the credit underwriting report

MOTION TO ADOPT: a resolution providing authorization and/or approval: a) to issue the Housing Finance Authority's ("HFA") Multifamily Housing Revenue Bonds, Series 2023 (The Palms of Deerfield Townhomes) and its Subordinate Multifamily Housing Revenue Note, Series 2023 (The Palms at Deerfield Townhomes) (collectively, the "Bonds") in an aggregate amount not to exceed \$19,000,000, both for the purpose of financing the acquisition, rehabilitation, and equipping of the Palms of Deerfield Townhomes located in Broward County, b) of the form, execution and delivery of the documents included as Exhibits A-J of the Resolution, c) to execute certain additional agreements in connection with the issuance of the bonds, d) to waive the annual audit fee, e) to waive the HFA's Posting Policy to permit the posting of the Preliminary Official Statement prior to receipt of Board of County Commissioners approval, and f) for the establishment of an effective date.

5. Lauderhill Point

MOTION TO ADOPT: a resolution providing authorization and/or approval: a) to issue the Housing Finance Authority's Multifamily Housing Mortgage Revenue Note, Series 2023 (Lauderhill Point Apartments) (the "Note") in an aggregate amount not to exceed \$40,000,000, for the purpose of financing the acquisition, construction and equipping of Lauderhill Point Apartments located in Broward County, b) of the form, execution and delivery of the documents included as Exhibits A-G hereto, c) to execute certain additional agreements in connection with the issuance of the Note, d) to waive the annual audit fee, e) take other



actions required to issue and deliver the Note, and f) for the establishment of an effective date.

6. Single Family Bonds – Financing Plan Carryforward

MOTION TO ADOPT: a resolution authorizing: 1) staff to take any action necessary to carry forward 2023 Private Activity Bond (“PAB”) allocation, 2) staff to request 2024 PAB allocation, 3) approval of a Plan of Finance, 4) staff to publish a TEFRA Notice and hold a hearing in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (“TEFRA Hearing”), 5) the use of state awarded PAB allocation for Mortgage Credit Certificate programs or multifamily carry forward, 6) authorizing proper officers, the Executive Director and the employees and agents of the HFA to do all things necessary in connection with the Plan of Finance, the issuance of single family bonds and carry forward of allocation, 7) ratifying prior actions regarding same, and 8) providing an effective date.

7. The Gallery at FAT Village

MOTION TO ACCEPT: the final credit underwriting report for the Gallery at FAT Village located Ft. Lauderdale.

8. Pembroke Tower II

MOTION TO ACCEPT: the final credit underwriting report for Pembroke Tower II located in Pembroke Pines.

9. Financial Reports Monthly Overview – Ms. Linda Dufresne

MOTION TO APPROVE: the Housing Finance Authority monthly financial report for the month ending September 30, 2023.

10. INFORMATIONAL ITEMS – Elevator update

11. MATTER OF HFA MEMBERS

12. MATTERS FROM THE FLOOR

13. NEXT BOARD MEETING

November 15, 2023

14. ADJOURNMENT

