

REGULAR MEETING AGENDA

A regular meeting of the Housing Finance Authority of Broward County (the “HFA”), Florida, will be held on Wednesday, September 18, 2024, at 5:30 PM., in the 2nd Floor Conference Room, located at 110 Northeast 3rd Street, Fort Lauderdale, Florida. 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

Phone Conference ID: 114 010 989#

CALLING OF THE ROLL

CONSENT AGENDA (Items 1 through 2)

1. Approval of August 21, 2024, Regular Meeting Minutes

MOTION TO APPROVE the Housing Finance Authority Regular Meeting Minutes for August 21, 2024.

2. Executive Director’s March Operational Report

MOTION TO APPROVE the Housing Finance Authority Operational Report for August 2024.

MOTION TO APPROVE the Consent Agenda Items 1 and 2

REGULAR AGENDA

3. Woodsdale Oaks

Due to timing issues the credit underwriting report will be presented at the October meeting.

MOTION TO ADOPT a resolution of the Housing Finance Authority of Broward County, Florida (the “Housing Finance Authority”) authorizing the issuance of its not to exceed \$22,000,000 multifamily housing revenue bonds, series 2023 (Woodsdale Oaks) (the “Bonds”) for the purpose of financing the acquisition,



construction, and equipping of Woodsdale Oaks located in Broward County, Florida (the “project”); establishing parameters for the award of the sale thereof and establishing criteria for determining the terms thereof, including interest rates, interest payment dates, maturity schedule, and other terms of such Bonds; approving the forms of and authorizing the execution and delivery of (i) a trust indenture by and between the Housing Finance Authority and the Bank of New York Mellon Trust Company, n.a., as Trustee (the “Trustee”); (ii) a loan agreement by and between the Housing Finance Authority and Spira Woodsdale Oaks, LLC (the “Borrower”); (iii) a land use restriction agreement by and among the Housing Finance Authority, the Trustee, and the Borrower; (iv) a bond purchase agreement by and among the Housing Finance Authority, the Borrower, and Raymond James & Associates, Inc. and RBC Capital Markets, LLC , as bond purchaser (collectively, the “Purchaser”); (v) a Trustee Fee Agreement by and between the Housing Finance Authority and the Trustee; and (vi) a Collateral Funds Agreement by and among the Housing Finance Authority, the Borrower, the Trustee, and Bank of America, n.a., as construction lender; approving and authorizing the execution and delivery by the Housing Finance Authority of certain additional agreements, instruments, certifications, and affidavits necessary or desirable in connection with the issuance of the bonds; authorizing the negotiated sale of the Bonds to the Purchaser pursuant to the bond purchase agreement; authorizing the appointment of a bidding agent pursuant to the bond purchase agreement; authorizing the preparation and distribution of a preliminary official statement for the Bonds and authorizing the preparation, distribution, and execution of a final official statement in connection with the offering and sale of the Bonds; authorizing the appointment of a trustee, paying agent, and registrar of the Bonds; authorizing the Housing Finance Authority to consent to the Borrower placing subordinate financing on the project and approving the execution of such agreements as may be necessary in connection with such consent; waiving the fee for services related to the Housing Finance Authority’s annual audit of the project; partially waiving the Housing Finance Authority’s policy for mailing preliminary official statements to permit the posting of the preliminary official statement prior to receipt of bond issuance approval from the Broward County Board of County Commissioners; authorizing the proper officers of the Housing Finance Authority to do all things necessary or advisable in connection with the issuance of the Bonds; and providing an effective date for this resolution.

4. 2024 Single Family Bonds – Financing Plan Carryforward

MOTION TO ADOPT a resolution authorizing: 1) staff to take any action necessary to carry forward 2024 Private Activity Bond (“PAB”) allocation, 2) staff to request 2025 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.

5. Fiscal Year 2025 Budget of the Housing Finance Authority

MOTION TO APPROVE the Housing Finance Authority Budget for Fiscal Year 2025.

6. Financial Reports Monthly Overview – Ms. Linda Dufresne

MOTION TO APPROVE the Housing Finance Authority monthly financial reports for the month ending August 31, 2024.

7. INFORMATION ITEMS

- Poll Board for potential dates for HFA Bond Workshop

8. MATTERS OF HFA MEMBERS

9. MATTERS FROM THE FLOOR

10. NEXT BOARD MEETING

October 16, 2024

11. ADJOURNMENT