

*Osceola County
Housing Finance Authority*

Agenda

July 27, 2023

AGENDA

Osceola County
Housing Finance Authority

Meeting Agenda

Thursday
July 27, 2023
1:00 PM

Hart Memorial Library: Room 120
211 East Dakin Avenue
Kissimmee, Florida

1. Call to Order
2. Public Comment Period
3. Approval of Minutes
 - A. January 17, 2023 Board Meeting
4. Consideration of Applications for New Developments
 - A. The Venue at Hickory Tree – St. Cloud, Osceola County
 - i. Consideration of Inducement Resolution 2023-03
 - B. Loma Vista Living – Unincorporated Seminole County
 - i. Consideration of Inducement Resolution 2023-04
 - C. Riverbend Landings – Sanford, Seminole County
 - i. Consideration of Inducement Resolution 2023-05
5. Notice of Noncompliance at Kissimmee Homes & Hallmark Management Progress Update
6. Ratification of Disbursements #134 - #138
7. Other Business
 - A. Presentation of Occupancy Reports
8. Authority Member Requests/Comments
9. Adjournment

MINUTES

SECTION A

**MINUTES OF THE MEETING OF
THE MEMBERS OF THE
OSCEOLA COUNTY HOUSING FINANCE AUTHORITY**

January 17, 2023

The meeting of the Osceola County Housing Finance Authority was held at the Hart Memorial Library, Roseada Room, 211 E. Dakin Avenue, Kissimmee, Florida on the 17th day of January, 2023 at 1:00 p.m.

The following members were present:

Duane “Rocky” Owen, Chairman
Jorge Figueroa, Assistant Secretary
Jacob Dorn, Assistant Secretary

Also present were:

George Flint – GMS – CF, LLC
Kristen Trucco, Esq. - Latham, Luna, Eden & Beaudine, LLP
Jeanne Adams - Latham, Luna, Eden & Beaudine, LLP
Scott Culp – Atlantic Housing
Steve Auger – Birdsong Housing (by phone)
Helen Feinberg – RBC Capital Markets (by phone)
Justin Coles – Seltzer Management (by phone)
Mike Watkins – Greenberg Traurig (by phone)

ITEM #1

Call to Order

Due to a malfunction with the recorder, the beginning of the meeting is summarized.

Mr. Owen called the meeting to order at 1:00 PM. Three Board Members were physically present, constituting a quorum.

ITEM #2

Public Comment Period

No members of the public were present at the meeting.

ITEM #3

Approval of Minutes

A. December 14, 2022 Board Meeting

Mr. Owen asked if there were any questions, corrections, or notations?

On MOTION by Mr. Shaw, seconded by Mr. Dorn, with all in favor, the minutes of the December 14, 2022 Board meeting were approved, as presented.

ITEM #4

Falcon Trace II Bond Issue (New Construction)

A. Approval of Final Credit Underwriting Report

Ms. Trucco presented the final Credit Underwriting Report for the Falcon Trace II bond issue that was prepared by Seltzer Management Group. Mr. Coles was on the phone to answer any questions. Discussion ensued. Mr. Dorn suggested revisions upon his review of the report.

On MOTION by Mr. Dorn, seconded by Mr. Figueroa, with all in favor, Final Credit Underwriting Report for Falcon Trace II was approved in substantial final form, subject to suggested edits being made.

B. Ratification of TEFRA Hearing and BOCC Resolution 2022-447R

On MOTION by Mr. Dorn, seconded by Mr. Figueroa, with all in favor, the TEFRA Hearing and BOCC Resolution 2022-447R, was ratified.

C. Bond Allocation Update (From Bond Counsel)

Ms. Trucco advised it was an updated form of the allocation form to increase it to \$55,000,000. Mr. Watkins confirmed and had nothing to add.

On MOTION by Mr. Dorn, seconded by Mr. Figueroa, with all in favor, the bond allocation was approved for \$55,000,000.

D. Consideration of Resolution 2023-01 Bond Delegation Resolution

Mr. Watkins stated that the purpose of the Resolution is to substantively to approve the final version of the CUR document that the Board reviewed and approved, and that he had taken note of the suggested edits to the report and would get them taken care of in the final documents. He was able to answer any questions.

There being none,

On MOTION by Mr. Dorn, seconded by Mr. Figueroa, with all in favor, Resolution 2023-01 Bond Delegation Resolution for Falcon Trace II 2023 Series Bonds, was approved.

ITEM #5

**Heritage Commons Apartment Homes -
\$700,000 Completion Bonds**

A. Approval of Credit Underwriting Update Letter

Ms. Adams stated that is a one-page letter and Scott Culp was there to answer any questions for the \$700,000 completion bonds for Heritage Commons Apartment Homes. She advised they were trying close as soon as possible and that it has a 3-year term.

Ms. Trucco stated this is going to cover the increase in construction costs. We previously issued \$7 Million, and this is an increase of \$700,000 in completion bonds to cover the construction costs.

Mr. Dorn asked how the bonds would be paid off in three years.

Mr. Culp advised it would be paid off with owner equity and cash flow.

On MOTION by Mr. Figueroa, seconded by Mr. Dorn, with all in favor, the Credit Underwriting Update Letter for Heritage Commons Apartment Homes, was approved.

B. Consideration of Resolution 2023-02 Bond Delegation Resolution

Ms. Adams stated this Resolution approves the form of the First Amendment to Funding and Loan Agreement and the Mortgage Modification Agreement and Notice of Future Advance.

On MOTION by Mr. Dorn, seconded by Mr. Figueroa, with all in favor, Resolution 2023-02 Bond Delegation Resolution for Heritage Commons Apartments Homes 2023 Series B Bonds, was approved.

ITEM #6

**Consideration of Disbursements #132 &
#133**

Mr. Flint gave an overview of the Disbursements #132 & #133. Brief discussion ensued.

On MOTION by Mr. Figueroa, seconded by Mr. Dorn, with all in favor, Disbursement #132 was approved.

On MOTION by Mr. Figueroa, seconded by Mr. Dorn, with all in favor, Disbursement #133 was approved.

ITEM #7

Other Business

C. Presentation of Occupancy Reports

Mr. Flint stated the Hallmark shaded projects are the ones in Osceola County except for the Kissimmee Homes project. All the rest are over 200% low income occupied. For Kissimmee Homes, 97 of the 104 units are out of service due to damage from Hurricane Ian and that's why you're only seeing 16%.

Mr. Flint stated Boca Palms II and St. Cloud Village, one is 100% and the other is 98%. The 98% is because there are four vacancies, at the moment. The other Osceola County occupancy report generated by Seltzer Management and all of the projects meet the minimum 40% for low income occupied.

Discussion ensued.

ITEM #8

Authority Member Requests/Comments

Mr. Flint stated if Board Members are reviewing documents, and they have questions or concerns about documents, sometimes it's helpful to ask those in advance of the meeting, so that we can be prepared to provide answers. Some of the questions can be answered outside of the meeting, and some we can at least be prepared to answer or address the concerns. We can also have the right people on the phone here at the meeting if there's certain areas that are of concern, it helps us in preparing to be able to answer questions.

ITEM #9

Adjournment

On MOTION by Mr. Figueroa, seconded by Mr. Dorn, with all in favor, the meeting was adjourned.
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_____, Chairman/Vice Chairman

SECTION IV

SECTION A



PROPERTY NAME: The Venue at Hickory Tree

LOCATION: West side of Hickory Tree Road, approximately 340 south of the intersection of Hickory Tree Road and Nolte Road, St. Cloud, FL



CONSTRUCTION TYPE: 4 Story with Elevator

TOTAL UNITS: 105

Unit Type	Total Units
1 Bedroom	62
2 Bedroom	23
3 Bedroom	20
TOTAL	105

TOTAL BOND REQUEST: \$15,500,000

SET-ASIDE: For the tax-exempt bonds, the project will have the federal minimum affordable set asides or 20% @ 50%. The bonds will have the minimum "affordability" set-aside for the minimum federal period of 15 years.

OTHER FUNDING: The project may also seek any other state and/or local funds, which may be available, to assist with "gap" financing. These other sources may require more restrictive set-asides and/or affordability periods.

Any rent restrictions will be determined by the income/rent limits along with utility allowances, will be established at the time of lease up and will be subject to future adjustments in accordance with Federal regulations.

SECTION 1

RESOLUTION 2023-03

RESOLUTION CONFIRMING THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY'S INTENT TO PURSUE THE ISSUANCE OF NOT TO EXCEED \$15,500,000 OF TAX-EXEMPT OBLIGATIONS FOR THE ACQUISITION AND CONSTRUCTION OF A MULTI-FAMILY APARTMENTS PROJECT OWNED AND OPERATED BY THE VENUE AT HICKORY TREE PARTNERS, LTD.; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Osceola County Housing Finance Authority (the "Authority") was created pursuant to the Housing Finance Authority Law, Sections 159.601 through 159.623, Florida Statutes, as amended (the "Act"); and

WHEREAS, pursuant to said Act, the Authority is authorized and empowered to issue tax-exempt obligations (i.e., bonds, notes, debentures, etc., as defined in Section 159.603, Florida Statutes) (hereinafter referred to as the "Bonds") for the purpose of providing funds to pay all or any part of the cost of appropriate projects, and to secure the payment of such Bonds as provided in the Act;

WHEREAS, The Venue at Hickory Tree Partners, Ltd. (the "Borrower") desires to acquire, construct and operate a 105-unit rental project targeted to very low and low income households in Osceola County to be known as The Venue at Hickory Tree (the "Project");

WHEREAS, Borrower has requested the Authority to issue the Bonds to finance the Project; and

WHEREAS, such Bonds, when, as and if issued by the Authority, will be payable solely from amounts paid under the Loan Agreement and not from any other Pledged Funds of the Authority or Osceola County;

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY AS FOLLOWS:

1. That the Authority hereby finds and determines that the Project will be in furtherance of the public purposes as set forth in the Act.

2. That the Authority finds, intends and declares that this resolution shall evidence the Authority's present intent to pursue the financing of the Project with the proceeds of the sale of the Bonds to be issued pursuant to the Act. The Authority finds, considers and declares that the issuance and sale of such Bonds for that purpose will be appropriate and consistent with the objectives of the Act and the other laws of the State, and that the adoption of this resolution is and constitutes the taking of affirmative official intent by the Authority towards the issuance of such Bonds within the meaning of the Internal Revenue Code, as amended, and the regulations promulgated thereunder. The Bonds shall not be a general obligation of the Authority and shall be paid solely from the amounts paid under the Loan Agreement or from Pledged Revenues.

3. That the Chairman, Vice-Chairman and staff of the Authority are hereby authorized to proceed with the preparation and submission of documents relating to the Project which are required to apply for an allocation of the State's Private Activity Bond limit.

4. Borrower will be making certain capital expenditures for the purpose of acquiring the Project (the "Authorized Purpose"). Borrower reasonably expects to be reimbursed for capital expenditures made for the Authorized Purpose or Project from the proceeds of revenue bonds in a principal amount not to exceed \$15,500,000, which Bonds, when and if issued, shall be limited obligations of the Authority, payable solely from the amounts paid under the Loan Agreement (the "Pledged Revenues"), and shall not be a general obligation of the Authority, and the Authority shall not be liable for debt service on the Bonds except from Pledged Revenues.

5. The Authority is making this declaration of official intent pursuant to Section 1.103-8(a)(5) and Section 1.150-2 of the United States Treasury Regulations (collectively, the "Reimbursement Regulations").

6. That the Authority and its agents will not be liable or otherwise responsible for the payment of any costs or expenses incurred by it in connection with the issuance of such Bonds.

7. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall apply for an allocation of the State's Private Activity Bond Limit pursuant to Part VI of Chapter 159, Florida Statutes, or, even if such application is made and the allocation of Private Activity Bond Limit is received for the Project, that the Authority will issue its Bonds and close on the loan for the Project. The Borrower has agreed by requesting this Resolution that it shall hold the Authority and its past, present and future members, offices, staff, attorneys, financial advisors and employees harmless from any liability or claim based upon the failure of the Authority to apply for the allocation or 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 Project, or the issuance of the Bonds.

8. The Authority authorizes its staff to hold and perform all actions necessary for public notice, hearing(s) and approval requirements (the "TEFRA Requirements") set forth in section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The TEFRA Requirements must be satisfied as a condition to the issuance of tax-exempt bonds by the Authority.

9. The Authority has no jurisdiction regarding permitting, zoning and land use matters and the adoption of this Resolution is not intended to express any position or opinion regarding same.

10. This Resolution shall be entered of record and shall take effect immediately upon adoption.

ADOPTED this ____ July 2023.

(SEAL)

Chairman/Vice Chairman

ATTEST:

Assistant Secretary

SECTION B



PROPERTY NAME: Loma Vista Senior Living

LOCATION: Southwest corner of the intersection of W. State Road 426 and Kananwood Court, Unincorporated Seminole County, FL



CONSTRUCTION TYPE: 4 Story with Elevator

TOTAL UNITS: 70

Unit Type	Total Units
1 Bedroom	35
2 Bedroom	27
3 Bedroom	8
TOTAL	70

TOTAL BOND REQUEST: \$10,700,000

SET-ASIDE: For the tax-exempt bonds, the project will have the federal minimum affordable set asides or 20% @ 50%. The bonds will have the minimum "affordability" set-aside for the minimum federal period of 15 years.

OTHER FUNDING: The project may also seek any other state and/or local funds, which may be available, to assist with "gap" financing. These other sources may require more restrictive set-asides and/or affordability periods.

Any rent restrictions will be determined by the income/rent limits along with utility allowances, will be established at the time of lease up and will be subject to future adjustments in accordance with Federal regulations.

SECTION 1

RESOLUTION 2023-04

RESOLUTION CONFIRMING THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY'S INTENT TO PURSUE THE ISSUANCE OF NOT TO EXCEED \$10,700,000 OF TAX-EXEMPT OBLIGATIONS FOR THE CONSTRUCTION OF A RENTAL PROJECT TARGETED TO VERY LOW AND LOW-INCOME ELDERLY HOUSEHOLDS OWNED AND OPERATED BY LOMA VISTA SENIOR LIVING PARTNERS, LTD.; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Osceola County Housing Finance Authority (the "Authority") was created pursuant to the Housing Finance Authority Law, Sections 159.601 through 159.623, Florida Statutes, as amended (the "Act"); and

WHEREAS, pursuant to said Act, the Authority is authorized and empowered to issue tax-exempt obligations (i.e., bonds, notes, debentures, etc., as defined in Section 159.603, Florida Statutes) (hereinafter referred to as the "Bonds") for the purpose of providing funds to pay all or any part of the cost of appropriate projects, and to secure the payment of such Bonds as provided in the Act;

WHEREAS, Loma Vista Senior Living Partners, Ltd. (the "Borrower") desires to construct and operate a 70-unit rental project targeted to very low and low-income elderly households in Seminole County to be known as Loma Vista Senior Living (the "Project");

WHEREAS, Borrower has requested the Authority to issue the Bonds to finance the Project; and

WHEREAS, such Bonds, when, as and if issued by the Authority, will be payable solely from amounts paid under the Loan Agreement and not from any other Pledged Funds of the Authority or Seminole County;

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY AS FOLLOWS:

1. That the Authority hereby finds and determines that the Project will be in furtherance of the public purposes as set forth in the Act.

2. That the Authority finds, intends and declares that this resolution shall evidence the Authority's present intent to pursue the financing of the Project with the proceeds of the sale of the Bonds to be issued pursuant to the Act. The Authority finds, considers and declares that the issuance and sale of such Bonds for that purpose will be appropriate and consistent with the objectives of the Act and the other laws of the State, and that the adoption of this resolution is and constitutes the taking of affirmative official intent by the Authority towards the issuance of such Bonds within the meaning of the Internal Revenue Code, as amended, and the regulations promulgated thereunder. The Bonds shall not be a general obligation of the Authority and shall be paid solely from the amounts paid under the Loan Agreement or from Pledged Revenues.

3. That the Chairman, Vice-Chairman and staff of the Authority are hereby authorized to proceed with the preparation and submission of documents relating to the Project which are required to apply for an allocation of the State's Private Activity Bond limit.

4. Borrower will be making certain capital expenditures for the purpose of acquiring the Project (the "Authorized Purpose"). Borrower reasonably expects to be reimbursed for capital expenditures made for the Authorized Purpose or Project from the proceeds of revenue bonds in a principal amount not to exceed \$10,700,000, which Bonds, when and if issued, shall be limited obligations of the Authority, payable solely from the amounts paid under the Loan Agreement (the "Pledged Revenues"), and shall not be a general obligation of the Authority, and the Authority shall not be liable for debt service on the Bonds except from Pledged Revenues.

5. The Authority is making this declaration of official intent pursuant to Section 1.103-8(a)(5) and Section 1.150-2 of the United States Treasury Regulations (collectively, the "Reimbursement Regulations").

6. That the Authority and its agents will not be liable or otherwise responsible for the payment of any costs or expenses incurred by it in connection with the issuance of such Bonds.

7. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall apply for an allocation of the State's Private Activity Bond Limit pursuant to Part VI of Chapter 159, Florida Statutes, or, even if such application is made and the allocation of Private Activity Bond Limit is received for the Project, that the Authority will issue its Bonds and close on the loan for the Project. The Borrower has agreed by requesting this Resolution that it shall hold the Authority and its past, present and future members, offices, staff, attorneys, financial advisors and employees harmless from any liability or claim based upon the failure of the Authority to apply for the allocation or 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 Project, or the issuance of the Bonds.

8. The Authority authorizes its staff to hold and perform all actions necessary for public notice, hearing(s) and approval requirements (the "TEFRA Requirements") set forth in Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The TEFRA Requirements must be satisfied as a condition to the issuance of tax-exempt bonds by the Authority.

9. The Authority authorizes its members, professionals and staff to perform all actions necessary for the Authority to enter into an interlocal agreement with Seminole County, Florida as well as any other documentation deemed necessary by counsel to the Authority in order to allow

the Authority to issue the requested bonds and expend the proceeds for the Project within Seminole County, Florida.

10. The Authority has no jurisdiction regarding permitting, zoning and land use matters and the adoption of this Resolution is not intended to express any position or opinion regarding same.

11. This Resolution shall be entered of record and shall take effect immediately upon adoption.

ADOPTED this _____ day of July 2023.

Chairman/Vice Chairman

(SEAL)

ATTEST:

Assistant Secretary

SECTION C



PROPERTY NAME: Riverbend Landings
LOCATION: 3750 E. S.R. 46, Sanford, FL



CONSTRUCTION TYPE: 4 Story with Elevator
TOTAL UNITS: 89

Unit Type	Total Units
1 Bedroom	46
2 Bedroom	23
3 Bedroom	20
TOTAL	89

TOTAL BOND REQUEST: \$13,450,000

SET-ASIDE: For the tax-exempt bonds, the project will have the federal minimum affordable set asides or 20% @ 50%. The bonds will have the minimum "affordability" set-aside for the minimum federal period of 15 years.

OTHER FUNDING: The project may also seek any other state and/or local funds, which may be available, to assist with "gap" financing. These other sources may require more restrictive set-asides and/or affordability periods.

Any rent restrictions will be determined by the income/rent limits along with utility allowances, will be established at the time of lease up and will be subject to future adjustments in accordance with Federal regulations.

SECTION 1

RESOLUTION 2023-05

RESOLUTION CONFIRMING THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY'S INTENT TO PURSUE THE ISSUANCE OF NOT TO EXCEED \$13,450,000 OF TAX-EXEMPT OBLIGATIONS FOR THE ACQUISITION AND CONSTRUCTION OF A MULTI-FAMILY APARTMENTS PROJECT OWNED AND OPERATED BY RIVERBEND LANDINGS PARTNERS, LTD.; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Osceola County Housing Finance Authority (the "Authority") was created pursuant to the Housing Finance Authority Law, Sections 159.601 through 159.623, Florida Statutes, as amended (the "Act"); and

WHEREAS, pursuant to said Act, the Authority is authorized and empowered to issue tax-exempt obligations (i.e., bonds, notes, debentures, etc., as defined in Section 159.603, Florida Statutes) (hereinafter referred to as the "Bonds") for the purpose of providing funds to pay all or any part of the cost of appropriate projects, and to secure the payment of such Bonds as provided in the Act;

WHEREAS, Riverbend Landings Partners, Ltd. (the "Borrower") desires to acquire, construct and operate an 89-unit rental project targeted to very low and low income households in Seminole County to be known as Riverbend Landings (the "Project");

WHEREAS, Borrower has requested the Authority to issue the Bonds to finance the Project; and

WHEREAS, such Bonds, when, as and if issued by the Authority, will be payable solely from amounts paid under the Loan Agreement and not from any other Pledged Funds of the Authority or Seminole County;

NOW, THEREFORE, BE IT RESOLVED BY THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY AS FOLLOWS:

1. That the Authority hereby finds and determines that the Project will be in furtherance of the public purposes as set forth in the Act.

2. That the Authority finds, intends and declares that this resolution shall evidence the Authority's present intent to pursue the financing of the Project with the proceeds of the sale of the Bonds to be issued pursuant to the Act. The Authority finds, considers and declares that the issuance and sale of such Bonds for that purpose will be appropriate and consistent with the objectives of the Act and the other laws of the State, and that the adoption of this resolution is and constitutes the taking of affirmative official intent by the Authority towards the issuance of such Bonds within the meaning of the Internal Revenue Code, as amended, and the regulations promulgated thereunder. The Bonds shall not be a general obligation of the Authority and shall be paid solely from the amounts paid under the Loan Agreement or from Pledged Revenues.

3. That the Chairman, Vice-Chairman and staff of the Authority are hereby authorized to proceed with the preparation and submission of documents relating to the Project which are required to apply for an allocation of the State's Private Activity Bond limit.

4. Borrower will be making certain capital expenditures for the purpose of acquiring the Project (the "Authorized Purpose"). Borrower reasonably expects to be reimbursed for capital expenditures made for the Authorized Purpose or Project from the proceeds of revenue bonds in a principal amount not to exceed \$13,450,000, which Bonds, when and if issued, shall be limited obligations of the Authority, payable solely from the amounts paid under the Loan Agreement (the "Pledged Revenues"), and shall not be a general obligation of the Authority, and the Authority shall not be liable for debt service on the Bonds except from Pledged Revenues.

5. The Authority is making this declaration of official intent pursuant to Section 1.103-8(a)(5) and Section 1.150-2 of the United States Treasury Regulations (collectively, the "Reimbursement Regulations").

6. That the Authority and its agents will not be liable or otherwise responsible for the payment of any costs or expenses incurred by it in connection with the issuance of such Bonds.

7. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall apply for an allocation of the State's Private Activity Bond Limit pursuant to Part VI of Chapter 159, Florida Statutes, or, even if such application is made and the allocation of Private Activity Bond Limit is received for the Project, that the Authority will issue its Bonds and close on the loan for the Project. The Borrower has agreed by requesting this Resolution that it shall hold the Authority and its past, present and future members, offices, staff, attorneys, financial advisors and employees harmless from any liability or claim based upon the failure of the Authority to apply for the allocation or 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 Project, or the issuance of the Bonds.

8. The Authority authorizes its staff to hold and perform all actions necessary for public notice, hearing(s) and approval requirements (the "TEFRA Requirements") set forth in section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The TEFRA Requirements must be satisfied as a condition to the issuance of tax-exempt bonds by the Authority.

9. The Authority authorizes its members, professionals and staff to perform all actions necessary for the Authority to enter into an interlocal agreement with Seminole County, Florida as well as any other documentation deemed necessary by counsel to the Authority in order to allow

the Authority to issue the requested bonds and expend the proceeds for the Project within Seminole County, Florida.

10. The Authority has no jurisdiction regarding permitting, zoning and land use matters and the adoption of this Resolution is not intended to express any position or opinion regarding same.

11. This Resolution shall be entered of record and shall take effect immediately upon adoption.

ADOPTED this ____ July 2023.

Chairman/Vice Chairman

(SEAL)

ATTEST:

Assistant Secretary

SECTION V

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

July 19, 2023

Martin H. Petersen
Hallmark-Florida GP, LLC
3111 Paces Mill Road
Ste A-250
Atlanta, GA 30339

RE: Kissimmee Homes
Key Number#: 2513
Property ID: 2016 Series A
Notice of Noncompliance

Request Letter: 6

Dear Martin Petersen:

Thank you for your response received April 21, 2023 regarding the casualty loss suffered at Kissimmee Homes on September 23, 2022 due to Hurricane Ian. **No additional responses have been received since this date.** Management has advised that due to permitting, supply requests and manpower, the anticipated completion construction dates for the buildings to be certified for occupancy is June 30, 2023 for Buildings A-I, K-P, R-T.

As each building receives a Certificate of Occupancy from the county, please provide for review. Additionally, please provide an official response with any updates related to projected completion dates by August 31, 2023.

The property is in noncompliance due to casualty loss.

If you have any questions please do not hesitate to call me.

Sincerely,
SELTZER MANAGEMENT GROUP, INC.



Angie Smith
Senior Compliance Analyst

cc: Kim Westberry, George Flint, Stacie Vanderbilt, Amy Mandis, Curtis Lowe, III, Judy Joehl, Bryan Echols,
Manager



WEEKLY PROGRESS UPDATE

PROJECT INFO

JOB NUMBER	22-137
PROPERTY NAME	Kissimmee Homes
FOR WEEK ENDING	07/21/2023
PREPARED BY	John Gackenback

PRODUCTION SUMMARY

TOTAL COMPLETION %	89%
TARGET COMPLETION DATE	08/30/2023
SCHEDULE NOTES	N/A
ACCOMPLISHED THIS WEEK	Passed pre-power inspection on building G Passed building final on building O Turned over buildings O and P Received delivery of cabinets for building J
NEXT WEEK'S WORK	Receive cabinets for building C Cabinets will be installed in buildings C and J Continue working on punch list items in buildings R, S, and T
ISSUES / RISKS / DELAYS	The city inspector is looking into whether or not we can receive partials on future inspections incase one unit isn't ready or does not pass. As of now if one unit fails inspection in a building, then the entire building is failed. I do not foresee any future inspections failing, this is a precaution to eliminate down time for units that pass inspections. Paving the damaged roadway will be rescheduled due to early storms throughout the beginning of the week. I will update everyone when that information becomes available. I was informed by the property manager Jasmine, that electricity will possibly be restored next week.

PRODUCTION PHOTOS

Click on a thumbnail to launch the full resolution photo.



Building J- cabinet delivery



Cabinet delivery



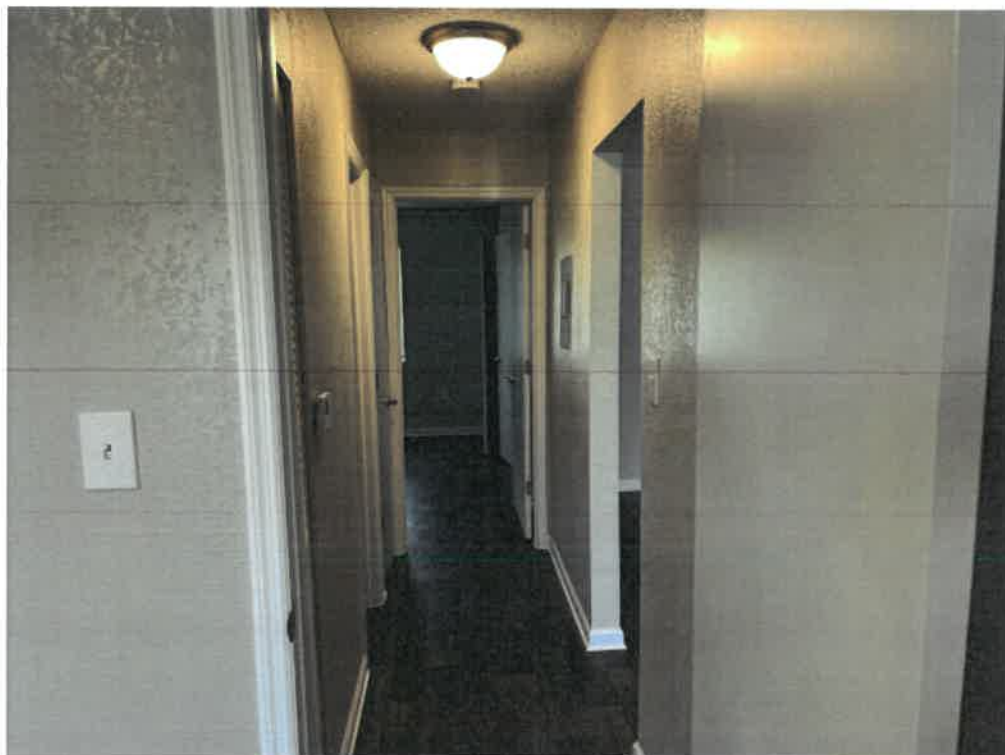
Bedroom of unit 230



Kitchen of unit 230



Bathroom



Hallway

INSPECTION WORKSHEET (IBC-013239-2023)

City of Kissimmee

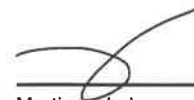
Cellphone: XXX-XXX-XXXX. Address: XXX XXXXX BLVD XXXX

Case Number:	BC-22-0502	Case Module:	Permit
Inspection Date:	Fri Jun 9, 2023	Inspection Status:	Approved
Inspector:	Martinez, Luis	Inspection Type:	Final Interior Alteration (Comm)

Job Address:	200 PRINCIPAL CT KISSIMMEE, FL, 34744	Parcel Number:	15-25-29-1940-0001-0100
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Contact Type	Company Name	Name
Administrative Person	SweetWater Restoration, Inc	Bernhardt, Bill
Applicant	SweetWater Restoration, Inc	Baker, Kristi
Property Owner	Hallmark Kissimmee Homes LLC	Jasmine
Contractor	SweetWater Restoration, Inc	Brewer, Jacob
Administrative Person	SweetWater Restoration, Inc	Bernhardt, William

Checklist Item	Status
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Martinez, Luis

INSPECTION WORKSHEET (IBC-013235-2023)

City of Kissimmee

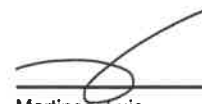
Cellphone: XXX-XXX-XXXX. **Address:** XXX XXXXX BLVD XXXX

Case Number:	BC-22-0552	Case Module:	Permit
Inspection Date:	Fri Jun 9, 2023	Inspection Status:	Approved
Inspector:	Martinez, Luis	Inspection Type:	Final Interior Alteration (Comm)

Job Address:	216 PRINCIPAL CT KISSIMMEE, FL, 34744	Parcel Number:	15-25-29-1940-0001-0100
---------------------	--	-----------------------	-------------------------

Contact Type	Company Name	Name
Administrative Person	SweetWater Restoration, Inc	Bernhardt, Bill
Applicant	SweetWater Restoration, Inc	Baker, Kristi
Property Owner	Hallmark Kissimmee Homes LLC	Jasmine
Contractor	SweetWater Restoration, Inc	Brewer, Jacob

Checklist Item	Status
----------------	--------


Martinez, Luis

INSPECTION WORKSHEET (IBC-016137-2023)

City of Kissimmee

Cellphone: XXX-XXX-XXXX. Address: XXX XXXXX BLVD XXXX

Case Number:	BC-22-0551	Case Module:	Permit
Inspection Date:	Mon Jul 17, 2023	Inspection Status:	Approved
Inspector:	Grimes, William	Inspection Type:	Final Interior Alteration (Comm)

Job Address:	224 PRINCIPAL CT KISSIMMEE, FL, 34744	Parcel Number:	15-25-29-1940-0001-0100
---------------------	--	-----------------------	-------------------------

Contact Type	Company Name	Name
Property Owner	Hallmark Kissimmee Homes LLC	Jasmine
Contractor	SweetWater Restoration, Inc	Brewer, Jacob
Administrative Person	SweetWater Restoration, Inc	Bernhardt, Bill
Administrative Person	SweetWater Restoration, Inc	Bernhardt, William
Applicant	SweetWater Restoration, Inc	Baker, Kristi

Checklist Item	Status
General Comments	Failed
General Comments	Failed
General Comments	Passed


Grimes, William



KISSIMMEE FIRE DEPARTMENT INSPECTION REPORT



101 CHURCH STREET KISSIMMEE, FLORIDA 34741
407.518.2202

PERMIT/LICENSE NUMBER: BC-22-0550

INSPECTION DATE: 06/21/2023

INSPECTION TYPE: Final Fire

INSPECTION STATUS: Approved

INSPECTION NUMBER: IFD-013954-2023

INSPECTOR: Jillian Waldrum

ADDRESS: 232 Principal Ct
Kissimmee, FL 34744

PARCEL NUMBER: 15-25-29-1940-0001-0100

Waldrum, Jillian



KISSIMMEE FIRE DEPARTMENT INSPECTION REPORT

101 CHURCH STREET KISSIMMEE, FLORIDA 34741
407.518.2202



PERMIT/LICENSE NUMBER: BC-22-0555

INSPECTION DATE: 06/21/2023

INSPECTION TYPE: Final Fire

INSPECTION STATUS: Approved

INSPECTION NUMBER: IFD-013955-2023

INSPECTOR: Jillian Waldrum

ADDRESS: 225 Principal Ct
Kissimmee, FL 34744

PARCEL NUMBER: 15-25-29-1940-0001-0100

Waldrum, Jillian

SECTION VI

**CERTIFICATE FOR DISBURSEMENT FROM
HOUSING FINANCE AUTHORITY TRUST FUND**

The undersigned, an Authorized Representative of the Osceola County Housing Finance Authority as determined by Resolution 2010-02, hereby submits the following request for disbursement of funds pursuant to the terms of the Custody of Funds Agreement, dated as of July 1, 2011:

- (A) Request Number: #134 February 16, 2023
- (B) Name of Payee: GMS-CF, LLC
- (C) Amount Payable: \$774.88
- (D) Purpose for which paid or incurred (refer to specific contract or bond issue, if amount is due and payable pursuant to a contract or specific bond issue requirement): Management Fees & Reimbursements Invoice #18

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Osceola County Housing Finance Authority;
2. such disbursement set forth above was incurred in connection with the proper business of the Osceola County Housing Finance Authority;
3. each disbursement represents a cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Osceola County Housing Finance Authority a notice of any lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

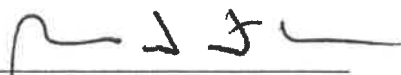
If applicable, attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

OSCEOLA COUNTY HOUSING FINANCE
AUTHORITY

By: 

Duane Owen, Chairman

Acknowledged by:


George S. Flint, Assistant Secretary

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 18**Invoice Date:** 1/18/23**Due Date:** 1/18/23**Case:****P.O. Number:****Bill To:**

Osceola County Housing Finance Authority
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 14th, 2022 (Meeting preparation/attendance)	150	3.00	450.00
Management Fees - December 14th, 2022 (Agenda prep., meeting file prep., minutes transcription and disbursement transmittal)	50	6.00	300.00
Office Supplies		2.74	2.74
Postage		3.39	3.39
Copies		18.75	18.75
Total			\$774.88
Payments/Credits			\$0.00
Balance Due			\$774.88

**CERTIFICATE FOR DISBURSEMENT FROM
HOUSING FINANCE AUTHORITY TRUST FUND**

The undersigned, an Authorized Representative of the Osceola County Housing Finance Authority as determined by Resolution 2010-02, hereby submits the following request for disbursement of funds pursuant to the terms of the Custody of Funds Agreement, dated as of July 1, 2011:

- (A) Request Number: #135 February 16, 2023
- (B) Name of Payee: Orlando Sentinel
- (C) Amount Payable: \$182.00
- (D) Purpose for which paid or incurred (refer to specific contract or bond issue, if amount is due and payable pursuant to a contract or specific bond issue requirement): Legal Advertising Invoice #67434883000

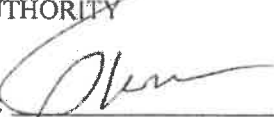
The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Osceola County Housing Finance Authority;
2. such disbursement set forth above was incurred in connection with the proper business of the Osceola County Housing Finance Authority;
3. each disbursement represents a cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Osceola County Housing Finance Authority a notice of any lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

If applicable, attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

OSCEOLA COUNTY HOUSING FINANCE
AUTHORITY

By: 

Duane Owen, Chairman

Acknowledged by:


George S. Flint, Assistant Secretary

Invoice & Summary

Billed Account Name: Osceola County Hfa
Billed Account Number: CU00514009
Invoice Number: 067434883000
Amount: \$341.50
Billing Period: 01/01/23 - 01/31/23
Due Date: 03/02/23
All past due amounts are payable immediately



INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				159.50
		<i>Current Activity</i>				
01/06/23	OSC67434883	Classified Listings, Online HFA_2023_dates Notice 7355589			182.00	182.00
		Total Current Advertising				182.00

RECEIVED

FEB 13 2023

GMS-CF, LLC

Total: \$341.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
182.00	159.50	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 01/01/23 - 01/31/23
Billed Account Name: Osceola County Hfa
Billed Account Number: CU00514009
Invoice Number: 067434883000

Return Service Requested

9456001053 PRESORT 1053 1 MB 0.528 P1C6



OSCEOLA COUNTY HFA
STACIE VANDERBILT
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



**CERTIFICATE FOR DISBURSEMENT FROM
HOUSING FINANCE AUTHORITY TRUST FUND**

The undersigned, an Authorized Representative of the Osceola County Housing Finance Authority as determined by Resolution 2010-02, hereby submits the following request for disbursement of funds pursuant to the terms of the Custody of Funds Agreement, dated as of July 1, 2011:

- (A) Request Number: #136 April 13, 2023
- (B) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (C) Amount Payable: \$246.77
- (D) Purpose for which paid or incurred (refer to specific contract or bond issue, if amount is due and payable pursuant to a contract or specific bond issue requirement): General Legal Invoices #109509 & #110109

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Osceola County Housing Finance Authority;
2. such disbursement set forth above was incurred in connection with the proper business of the Osceola County Housing Finance Authority;
3. each disbursement represents a cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Osceola County Housing Finance Authority a notice of any lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

If applicable, attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

OSCEOLA COUNTY HOUSING FINANCE
AUTHORITY

By: 
Duane Owen, Chairman

Acknowledged by:


George S. Flint, Assistant Secretary



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

February 3, 2023

Invoice #: 109509
Federal ID #:59-3366512

Osceola County Housing Finance Authority
c/o Duane Owen Post Office Box 6
St. Cloud, FL 34769

Matter ID: 6775-001

General

For Disbursements Incurred:

1/6/2023	Payment Disbursement to Jeanne Adams for travel to and from HFA Meeting on December 14, 2022	\$31.99
1/23/2023	Payment Disbursement sent to Kristen Trucco for travel to and from the board meeting on 01.23.2023.	\$30.78
Total Disbursements Incurred:		\$62.77

Total	\$62.77
Previous Balance	\$982.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$1,044.77

RECEIVED

FEB 20 2023

GMS-CF, LLC



LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

March 7, 2023

Invoice #: 110109
Federal ID #:59-3366512

Osceola County Housing Finance Authority
c/o Duane Owen Post Office Box 6
St. Cloud, FL 34769

Matter ID: 6775-001

General

For Professional Services Rendered:

1/13/2023	jka	Review items for upcoming meeting; emails	0.30	\$34.50
2/10/2023	jka	Compile number of units since 2013 for Sadowski Fund information	0.30	\$34.50
2/21/2023	jka	Updated bond list for Shimberg Center for Housing Studies	1.00	\$115.00
Total Professional Services:			1.60	\$184.00

Total \$184.00
Previous Balance \$62.77

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$246.77

RECEIVED

MAR 20 2023

GMS-CF, LLC

**CERTIFICATE FOR DISBURSEMENT FROM
HOUSING FINANCE AUTHORITY TRUST FUND**

The undersigned, an Authorized Representative of the Osceola County Housing Finance Authority as determined by Resolution 2010-02, hereby submits the following request for disbursement of funds pursuant to the terms of the Custody of Funds Agreement, dated as of July 1, 2011:

- (A) Request Number: #137 April 13, 2023
- (B) Name of Payee: GMS-CF, LLC
- (C) Amount Payable: \$971.23
- (D) Purpose for which paid or incurred (refer to specific contract or bond issue, if amount is due and payable pursuant to a contract or specific bond issue requirement): Management Fees & Reimbursements Invoice #19

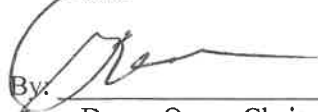
The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Osceola County Housing Finance Authority;
2. such disbursement set forth above was incurred in connection with the proper business of the Osceola County Housing Finance Authority;
3. each disbursement represents a cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Osceola County Housing Finance Authority a notice of any lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

If applicable, attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

OSCEOLA COUNTY HOUSING FINANCE
AUTHORITY

By: 

Duane Owen, Chairman

Acknowledged by:


George S. Flint, Assistant Secretary

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 19**Invoice Date:** 4/12/23**Due Date:** 4/12/23**Case:****P.O. Number:****Bill To:**

Osceola County Housing Finance Authority
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - 1/17/23 (Meeting preparation/ attendance)	3	150.00	450.00
Management Fees - 1/17/23 (Agenda prep., meeting file prep., minutes transcription, disbursement transmittal & check transmittals)	7	50.00	350.00
Office Supplies		2.77	2.77
Postage		75.91	75.91
Copies		92.55	92.55

Total \$971.23**Payments/Credits** \$0.00**Balance Due** \$971.23

**CERTIFICATE FOR DISBURSEMENT FROM
HOUSING FINANCE AUTHORITY TRUST FUND**

The undersigned, an Authorized Representative of the Osceola County Housing Finance Authority as determined by Resolution 2010-02, hereby submits the following request for disbursement of funds pursuant to the terms of the Custody of Funds Agreement, dated as of July 1, 2011:

- (A) Request Number: #138 July 1, 2023
- (B) Name of Payee: Latham, Luna, Eden & Beaudine, LLP
- (C) Amount Payable: \$330.10
- (D) Purpose for which paid or incurred (refer to specific contract or bond issue, if amount is due and payable pursuant to a contract or specific bond issue requirement): General Legal Invoices #111312 & #113269

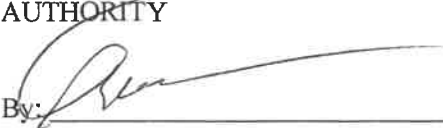
The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Osceola County Housing Finance Authority;
2. such disbursement set forth above was incurred in connection with the proper business of the Osceola County Housing Finance Authority;
3. each disbursement represents a cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Osceola County Housing Finance Authority a notice of any lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

If applicable, attached hereto are copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

OSCEOLA COUNTY HOUSING FINANCE
AUTHORITY

By: 
Duane Owen, Chairman

Acknowledged by:


George S. Flint, Assistant Secretary



LATHAM, LUNA,
EDEN & BEAUDINE, P.A.
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

April 5, 2023

Invoice #: 111312
Federal ID #:59-3366512

Osceola County Housing Finance Authority
c/o Duane Owen Post Office Box 6
St. Cloud, FL 34769

Matter ID: 6775-001

General

For Professional Services Rendered:

3/1/2023	jka	Researching information for Shimberg Center for Housing Studies	1.30	\$149.50
Total Professional Services:				1.30 \$149.50

For Disbursements Incurred:

3/31/2023		POSTAGE		\$0.60
Total Disbursements Incurred:				\$0.60

Total	\$150.10
Previous Balance	\$246.77
Total Due	\$396.87

RECEIVED
APR 24 2023
GMS-CF, LLC



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

May 3, 2023

Invoice #: 113269
Federal ID #:59-3366512

Osceola County Housing Finance Authority
c/o Duane Owen Post Office Box 6
St. Cloud, FL 34769

Matter ID: 6775-001

General

For Professional Services Rendered:

4/24/2023	jka	Gather information for 2022 year end summary to County	1.00	\$115.00
4/26/2023	JAC	Responded to public records requests	0.20	\$65.00
Total Professional Services:			1.20	\$180.00

Total	\$180.00
Previous Balance	\$396.87
Total Due	\$576.87

RECEIVED

MAY 10 2023

GMS-CF, LLC

SECTION VII

SECTION A



January 9, 2023

Mr. Duane Owen, Chairman
Osceola County Housing Finance Authority
One Courthouse Square
Kissimmee, Florida 34741

**Re: OSCEOLA
BOND FINANCED APARTMENT PROJECTS
November 2022 End of Month Occupancy Figures**

Dear Mr. Owen:

Attached please find the end of month occupancy figures for the Osceola County projects we monitor for compliance.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Cindy Hardwick
Vice President

/ch

Attachment

 **Home Office:**
107 South Willow Avenue
Tampa, FL 33606-1943
(813) 289-9610
Fax (813) 289-5580
www.firsthousingfl.com

OSCEOLA COUNTY PROJECTS STATUS AS OF 11/30/2022

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	48	100%	100%
Saint Cloud Village	208	207	100%	99%



February 9, 2023

Mr. Duane Owen, Chairman
Osceola County Housing Finance Authority
One Courthouse Square
Kissimmee, Florida 34741

**Re: OSCEOLA
BOND FINANCED APARTMENT PROJECTS
December 2022 End of Month Occupancy Figures**

Dear Mr. Owen:

Attached please find the end of month occupancy figures for the Osceola County projects we monitor for compliance.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Cindy Hardwick
Vice President

/ch

Attachment

 **Home Office:**
107 South Willow Avenue
Tampa, FL 33606-1945
(813) 289-9410
Fax (813) 289-5580
www.firsthousingfl.com

OSCEOLA COUNTY PROJECTS STATUS AS OF 12/31/2022

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	48	100%	100%
Saint Cloud Village	208	204	100%	98%



March 8, 2023

Mr. Duane Owen, Chairman
Osceola County Housing Finance Authority
One Courthouse Square
Kissimmee, Florida 34741

**Re: OSCEOLA
BOND FINANCED APARTMENT PROJECTS
January 2023 End of Month Occupancy Figures**

Dear Mr. Owen:

Attached please find the end of month occupancy figures for the Osceola County projects we monitor for compliance.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Cindy Hardwick
Vice President

/ch

Attachment

 **Home Office:**
107 South Willow Avenue
Tampa, FL 33606-1945
(813) 289-9410
Fax (813) 289-5580
www.firsthousingfl.com

OSCEOLA COUNTY PROJECTS STATUS AS OF 1/31/2023

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	48	100%	100%
Saint Cloud Village	208	205	100%	99%

OSCEOLA COUNTY PROJECTS STATUS AS OF 2/28/2023

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	47	100%	98%
Saint Cloud Village	208	207	100%	99%



June 6, 2023

Mr. Duane Owen, Chairman
Osceola County Housing Finance Authority
One Courthouse Square
Kissimmee, Florida 34741

**Re: OSCEOLA
BOND FINANCED APARTMENT PROJECTS
April 2023 End of Month Occupancy Figures**

Dear Mr. Owen:

Attached please find the end of month occupancy figures for the Osceola County projects we monitor for compliance.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Cindy Hardwick
Vice President

/ch

Attachment

 **Home Office:**
107 South Willow Avenue
Tampa, FL 33606-1945
(813) 289-9410
Fax (813) 289-5580
www.firsthousingfl.com

OSCEOLA COUNTY PROJECTS STATUS AS OF 4/30/2023

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	48	100%	100%
Saint Cloud Village	208	205	100%	99%



July 10, 2023

Mr. Duane Owen, Chairman
Osceola County Housing Finance Authority
One Courthouse Square
Kissimmee, Florida 34741

**Re: OSCEOLA
BOND FINANCED APARTMENT PROJECTS
May 2023 End of Month Occupancy Figures**

Dear Mr. Owen:

Attached please find the end of month occupancy figures for the Osceola County projects we monitor for compliance.

If we can be of further assistance, please do not hesitate to call.

Sincerely,

Cindy Hardwick
Vice President

/ch

Attachment

 **Home Office:**
107 South Willow Avenue
Tampa, FL 33606-1943
(813) 289-9410
Fax (813) 289-3380
www.firsthousingfl.com

OSCEOLA COUNTY PROJECTS STATUS AS OF 5/31/2023

<u>PROJECTS</u>	<u>UNITS</u>	<u>OCCUPIED</u>	<u>%LOW</u>	<u>%OCCUPIED</u>
Boca Palms II	48	47	100%	99%
Saint Cloud Village	208	205	100%	99%

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

February 9, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste: 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending December 31, 2022

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed December 2022 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

SELTZER MANAGEMENT GROUP, INC.
Osceola County Bond Occupancy Report
Period Ending 12/31/2022

[illegible]

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

March 10, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste. 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending January 31, 2023

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed January 2023 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

[illegible]

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

April 5, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste. 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending February 28, 2023

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed February 2023 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

SELTZER MANAGEMENT GROUP, INC.
Osceola County Bond Occupancy Report
Period Ending 2/28/2023

[illegible]

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

May 9, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste. 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending March 31, 2023

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed March 2023 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

[illegible]

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

June 1, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste. 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending April 30, 2023

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed April 2023 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

Period Ending 4/30/2023

[illegible]

SELTZER MANAGEMENT GROUP, INC.

17633 ASHLEY DRIVE, BUILDING A
PANAMA CITY BEACH, FL 32413
TEL: (850) 233-3616
FAX: (850) 233-1429

July 7, 2023

Jan Albanese Carpenter, Esq.
Osceola County Housing Authority
c/o Lantham, Luna, Eden & Beaudine, Attorneys at Law
111 N. Magnolia Ave., Ste. 1400
Orlando, FL 32801

RE: OSCEOLA COUNTY OCCUPANCY REPORT
Ending May 31, 2023

Dear Ms. Carpenter:

Pursuant to the contract made between Osceola County Housing Authority and Seltzer Management Group, Inc., please find the enclosed May 2023 Occupancy Report.

Please call if additional information is required.

Sincerely,

SELTZER MANAGEMENT GROUP, INC.



Nancy J Burns
Compliance Specialist II

cc: George Flint

Attachment

SELTZER MANAGEMENT GROUP, INC.

Osceola County Bond Occupancy Report

Period Ending 5/31/2023

[illegible]

* NOTE: Initial rental of all units has not occurred.

** NOTE: Not in compliance with required lower-income percentage

*** NOTE: Current report has not been received. Late letter sent

Hallmark Portfolio Occupancy Reporting

Seltzer Management Group

Report Period Ending:

December 31, 2022

REPORT MONTH	Development	County	Number of Units		ALL Occupied		OCCUPANCY DETAIL									OTHER DETAIL						Footnotes (All that Apply)	Checked By (Initials)	Comments
			Total	Resi- dential			Low Income Units			Number of Units						Number of Units								
							Number Set-Aside	Percentage of Req'tment	by MFI Percentage Category						Exceed 140% Cap	NC	Quantum At Risk	FHFC MR Rcvd	Vacant	Vacant Exempt				
					Actual	Minimum			Below 35%	35%	40%	50%	60%	80%										
12	Baldwin Village	Duval	38	38	37	97%	37	16	231%					37							1			2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Cantebury of Hillard	Nassau	36	36	33	92%	35	15	233%					35							2	1		2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Colony Court	Lake	47	47	44	94%	46	19	242%					46							2	1		2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
12	DeBary Villas	Volusia	83	83	82	99%	82	34	241%					81							1	1		2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Greenleaf Village	Lake	37	37	34	92%	36	15	240%					36							2	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
8	Greenwood Terrace	Gadsden	37	37	36	97%	36	15	240%					36							1	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
12	Inglewood Meadows	Osceola	51	51	48	94%	50	21	238%					48							2			2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
10	Jefferson Place	Jefferson	39	39	36	92%	38	16	237%					38								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
10	Kissimmee Homes	Osceola	104	104	7	7%	7	42	16%							97								2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer. Ninety-seven units are down due to Hurricane Ian. Per 2/8/23 update from Management, anticipated completion date for all buildings to be suitable for occupancy is 6/23/23.
8	Oakwood Village	Escambia	40	40	39	98%	39	16	243%					39							2	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
7	Orangewood Villas	Lake	46	46	42	91%	42	19	221%					42							3	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
9	Park Place	Pasco	28	28	27	96%	27	12	225%					27								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Pine Forrest II	Bradford	30	30	30	100%	30	12	250%					30										2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
10	Pine Ridge	Gulf	51	51	40	78%	50	21	238%					50							10			2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
12	Pine Terrace III	Nassau	40	40	40	100%	40	16	250%					40										2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
9	Post Oak	Nassau	42	42	41	98%	41	17	241%					41								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Ridgecrest Manor	Volusia	49	49	48	98%	48	20	240%					48								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
10	Rosemont Manor	Lake	37	37	34	92%	34	15	226%					36							2	1		2022 Quantum report has been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
9	Village Chase	Pasco	48	48	47	98%	47	20	235%					47								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Village Walk	Pasco	43	43	40	93%	42	18	233%					42							2	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
11	Water Oak	Volusia	40	40	39	98%	40	16	250%					40							1			2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
8	Wildwood Terrace	Sumter	41	41	40	98%	40	17	235%					40								1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.
12	Woodland Terrace	Osceola	51	51	48	94%	50	21	238%					48							2	1		2022 Quantum report has not been issued for this property. The occupancy numbers are derived from the monthly program report submitted to Seltzer.

FOOTNOTES - Indicate ALL that apply

General

- * 0Not yet reporting
- * 1Initial rental of all units has not occurred

Non-compliance with Set-aside Requirements

- * 2Lower Income (LI)
- * 3Quantum High Risk
- * 4RD Management Report Noncompliant