

RESOLUTION NO. R-26 -131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, APPROVING A PLAN OF FINANCING INVOLVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA (THE "AUTHORITY") OF ITS SINGLE FAMILY MORTGAGE REVENUE BONDS (THE "BONDS") IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$75,000,000 IN ONE OR MORE SERIES; APPROVING USE OF STATE AWARDED ALLOCATION FOR MORTGAGE CREDIT CERTIFICATE PROGRAMS OR MULTIFAMILY CARRY FORWARD; APPROVING BONDS AS REQUIRED BY SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; RATIFYING THE AUTHORITY'S HOLDING OF A PUBLIC HEARING IN ACCORDANCE WITH SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AUTHORIZING THE PROPER OFFICERS, AGENTS AND EMPLOYEES OF THE AUTHORITY TO DO ALL THINGS NECESSARY OR ADVISABLE IN CONNECTION WITH THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, pursuant to Ordinance No. 79-6, enacted by the Board of County Commissioners of Manatee County, Florida (the "Board") on July 17, 1979 and amended by Ordinance No. 91-40, enacted by the Board on May 7, 1991 (collectively, the "Ordinance"), the Board created the Housing Finance Authority of Manatee County, Florida (the "Authority"), in accordance with Part IV, Chapter 159, Florida Statutes (the "Act"), for the purpose of alleviating a shortage of housing available at prices or rentals which many persons and families can afford and a shortage of capital for investment in such housing; and

WHEREAS, pursuant to the Act, the Authority is empowered to issue single family mortgage revenue bonds for single family housing; and

WHEREAS, in accordance with Resolution No. 2026-01, adopted by the Authority on April 14, 2026, the Authority desires to issue single family mortgage revenue bonds, in one or more series, in an aggregate principal amount not to exceed Seventy-Five Million and 00/100 Dollars (\$75,000,000) (the "Bonds"), which constitutes a plan of financing (the "Plan of Financing") within the meaning of Section 147(f)(2)(C) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Bonds are to be issued to make available funds to (i) refund certain outstanding obligations of the Authority, (ii) purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single family residences (a) situated within Manatee County, Florida, and/or other Florida Counties as authorized by Chapter 159, Part IV, Florida Statutes, as amended and (b) owned by persons or families of low, moderate, or middle income, (iii) purchase securities from a master servicer evidencing interests in or backed by a pool of such

mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof; and/or (iv) be used in conjunction with a mortgage credit certificate program; and

WHEREAS, pursuant to Resolution No. 2026-01, the Authority authorized the allocation for single family revenue bonds (the "Allocation") to be used in connection with mortgage credit certificate authority and/or multifamily revenue bonds; and

WHEREAS, the Authority held a public hearing on April 14, 2026, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "TEFRA Hearing"), after proper notice was published (the "TEFRA Notice"), for the purpose of giving all interested persons the opportunity to express their views in connection with the Plan of Financing and the issuance of the Bonds; and

WHEREAS, the Authority has requested the Board's approval of the Plan of Financing and the issuance of the Bonds by the Authority in one or more series pursuant thereto for purposes of Section 147(f) of the Code; and

WHEREAS, the Board wishes to (i) accept the findings of the Authority, (ii) approve (a) the Plan of Financing, (b) the use of the Allocation, and (c) the issuance of the Bonds for purposes of Section 147(f) of the Code, and (iii) ratify the Authority's actions in connection with (a) publishing a TEFRA Notice, and (b) conducting the TEFRA Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Approval of Plan of Financing and Issuance of the Bonds for Purposes of Section 147(f) of the Code. For purposes of Section 147(f) of the Code, the Board hereby approves the Plan of Financing, the notice of public hearing, the public hearing, and the issuance by the Authority of the Bonds in an aggregate principal amount not to exceed Seventy-Five Million and 00/100 Dollars (\$75,000,000) pursuant thereto for the purposes stated herein. The Board's approval of the Plan of Financing and the issuance of the Bonds by the Authority shall not be construed to obligate Manatee County, Florida, to incur any liability, pecuniary or otherwise, in connection with the issuance of the Bonds or the Plan of Financing.

Section 2. Approval of Use of Single Family Bond Allocation. The Board hereby authorizes the allocation for single family revenue bonds to be used in connection with (i) mortgage credit certificate authority, and/or (ii) multifamily revenue bonds. The Chairman (or any such individual acting as Chairman) of the Authority is hereby authorized to determine if such allocation will be (i) carried forward for use in future years, and/or (ii) converted for use with mortgage credit certificates and/or multifamily revenue bonds.

The approval given herein shall not be construed as: (i) an endorsement of the creditworthiness of any borrower or the financial viability of any project, (ii) a recommendation to any prospective purchaser to purchase any bonds, (iii) an evaluation of the likelihood of the

repayment of the debt service on any bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to any project, and the Board shall not be construed by reason of its adoption of this Resolution to make any endorsement, finding or recommendation or to have waived any right of the Board or to have estopped the Board from asserting any rights or responsibilities it may have in such regard.

Section 3. Approval of Report of Public Hearing; Ratification of Actions by the Authority. The report of the public hearing held by the Authority on April 14, 2026, with respect to the Plan of Financing and the proposed issuance of the Bonds in accordance with the Code are hereby approved by the Board. The actions taken by the Authority and its officers, agents, and employees in connection with publishing a TEFRA Notice on April 1, 2026, and April 2, 2026, and conducting the TEFRA Hearing on April 14, 2026, are hereby ratified and approved by the Board.

Section 4. Further Actions of Authority Officers, Agents and Employees. The Board hereby authorizes and directs the Chairman, officers, agents and employees of the Authority to do all acts and things required of them by this Resolution and to execute and deliver any and all instruments, affidavits, certificates, and notices necessary or advisable to effectuate the issuance by the Authority of the Bonds and the implementation of the Plan of Financing.

Section 5. Resolution Effective. This Resolution shall take effect immediately upon adoption.

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ADOPTED by the Board of County Commissioners of Manatee County, Florida, on this
22nd day of September, 2026.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

ATTEST:

By: Angelina Colonnese
Angelina Colonnese
Clerk of the Circuit Court and
Comptroller for Manatee County,
Florida

By: [Signature]
Chairperson



September 22, 2026 - Regular Meeting

Subject

Adoption of Resolution R-26-131 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Single Family Mortgage Revenue Bonds in the principal amount of not to exceed \$75,000,000 (the "Bonds"), pursuant to a plan of financing, Angela Abbott, Housing Finance Authority Attorney

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Angela Abbott, Housing Finance Authority Attorney, angela@angelaabbott.com
Deborah Ash, Housing and Community Development Coordinator, ext. 3478
Helena Yeatman, Affordable Housing Development Coordinator, ext. 6296

Action Requested

Adoption of Resolution R-26-131, approving the issuance of the Bonds within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Enabling/Regulating Authority

Section 147(f) of the Internal Revenue Code of 1986, as amended, Chapter 125 and 159 of Florida Statutes, and all other applicable provisions of law.

Applicable Advisory Board

N/A

Background Discussion

This agenda item has been placed on the agenda by the Community and Veterans Services Department at the request of the Authority. A representative of the Authority will be present at the meeting to address questions or comments of the Board and the public. The Authority was created pursuant to Part IV, Chapter 159, Florida Statutes (the "Act") and Manatee County Ordinances 79-6 and 91-40 (collectively, the "Ordinances"). The Board adopted a resolution on October 30, 1979 declaring a need for the Authority to function in order to alleviate the shortage of housing and capital investment in affordable housing within the County. The Authority is authorized pursuant to the Act and Ordinances

to issue single family and multi-family housing revenue bonds to provide affordable housing to low, moderate or middle income tenants.

Due to increased interest in private activity bonds by local issuers, private activity bond (“PAB”) allocation is expected to become increasingly competitive and scarce over the next few years. For PAB allocation purposes, Manatee County is in Region 6, with Polk, Hardee, Sumter and Lake Counties, which share a total annual allocation of approximately \$131,461,000. The regional PAB pool is available until May 31st. On June 1, any remaining allocation in the regional pools will be transferred to the Statewide Affordable Housing Pool and will be used to fill housing allocation requests in other areas of the state until September 30th. On October 1, the Statewide Allocation Pool becomes available on a first come, first served basis. The purpose of the Public Hearing and Resolution No 26-01 is to allow the Authority to apply for allocation on October 1, 2026 and January 1, 2027, which may be used by single family bonds or mortgage credit certificates in 2026 and 2027, or may converted to carryforward allocation in 2027 or 2028 for single family bonds, mortgage credit certificates or multifamily bonds over the next three years (the “Plan of Financing”). In order to apply for an allocation from the Florida Division of Bond Finance, the Board of County Commissioners must provide its approval following the public hearing which was held by the Authority on April 14, 2026, and approve the Plan of Financing. The public hearing was held, following proper publication of notice, for the purpose of receiving public input on the proposed Plan of Financing. No public comments or objections were received.

The Authority currently has carryforward allocation of \$146,247,000, which may be used for multifamily projects until the end of 2027 and 2028, and \$65,000,000 in Plan of Finance allocation which may be carried forward in 2027, for future use. There are now eight pending applications for over \$290 million for multifamily projects. Given this shortfall of allocation, it is important that the Authority attempt to obtain and preserve PAB allocation for these and future issues.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please provide one (1) signed copy of the Resolution to Deborah Ash, deborah.ash@mymanatee.org, and Helena Yeatman, helena.yeatman@mymanatee.org, and Angela A. Abbott, angela@angelaabbott.com. **Distributed 9/23/26, RT**

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

RESOLUTION NO. 2026-01

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA APPROVING A PLAN OF FINANCE INVOLVING THE ISSUANCE BY AUTHORITY OF ITS SINGLE FAMILY MORTGAGE REVENUE BONDS IN AN AGGREGATE FACE AMOUNT OF NOT TO EXCEED \$75,000,000 IN ONE OR MORE SERIES; APPROVING USE OF STATE-AWARDED PRIVATE ACTIVITY BOND ALLOCATION ("ALLOCATION") FOR MORTGAGE CREDIT CERTIFICATE PROGRAMS OR MULTIFAMILY CARRY FORWARD; AUTHORIZING THE PROPER OFFICERS OF THE AUTHORITY TO DO ALL THINGS NECESSARY OR ADVISABLE IN CONNECTION WITH THE PLAN OF FINANCE AND RATIFYING PRIOR ACTIONS REGARDING SAME; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the Housing Finance Authority of Manatee County, Florida (the "Authority") intends to issue its single family mortgage revenue bonds (the "Single Family Bonds"), in one or more series, in an aggregate principal amount of not to exceed \$75,000,000, to (i) refund certain outstanding obligations of the Authority, (ii) to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single-family residences (a) situated within Manatee County, Florida (the "County") and/or other Florida Counties as authorized by Chapter 159, Part IV, Florida Statutes, as amended, and (b) owned by persons or families of low, moderate or middle income, (iii) purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof, and/or (iv) be used in conjunction with a mortgage credit certificate program; and

WHEREAS, the State of Florida's (the "State") allocation procedures require that (i) a public hearing be held under the Tax Equity and Fiscal Responsibility Act ("TEFRA") with respect to the Single Family Bonds, and (ii) the issuance of the Single Family Bonds be approved by the Board of County Commissioners of Manatee County, Florida, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") prior to requesting private activity bond allocation ("Allocation") for said Single Family Bonds; and

WHEREAS, the Authority desires to continue providing mortgage credit certificates for the benefit of the citizens of the County and wishes to convert single family mortgage revenue bond Allocation awarded by the State for Allocation applicable to mortgage credit certificate authority; and

WHEREAS, the Authority may elect to carry forward any unused single family Allocation awarded by the State for use with either single family revenue bonds or multifamily revenue bonds; and

WHEREAS, the Authority hereby desires to adopt a plan of financing within the meaning of Section 147(f)(2)(C) of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA:

Section 1. Approval of Plan of Finance and Issuance of the Bonds. The Authority hereby authorizes the issuance of the Single Family Bonds in an aggregate face amount of not to exceed \$75,000,000 for purposes stated herein. The Authority also hereby approves a plan of financing consisting of the issuance of one or more series of Single Family Bonds at one or more times and from time to time, (i) to provide funds to refinance previously issued bonds that financed mortgages for first time homebuyers, and/or (ii) which provides funds to originate new mortgages

for first-time homebuyers within the meaning of Section 143 of the Code (the "Plan of Finance"). Neither the Authority's approval of the Plan of Finance, or the issuance of the Single Family Bonds by the Authority, shall (i) obligate or be construed to obligate the Authority to issue all or any portion of such Single Family Bonds, or (ii) cause the Authority or the County to incur any liability, pecuniary or otherwise, in connection with the Plan of Finance or the issuance of the Single Family Bonds and/or the decision not to issue all or any portion of the Single Family Bonds.

Section 2. Approval of Use of Single Family Bond Allocation. The Authority hereby authorizes the Allocation for single family revenue bonds (i) to be converted for mortgage credit certificate authority, and/or (ii) to be used as Allocation for multifamily revenue bonds. The Chairman of the Authority is hereby authorized to determine (i) if such Allocation should be carried forward, and/or (ii) if such Allocation should be converted for use with mortgage credit certificates and/or used for multifamily revenue bonds.

Section 3. Approval of Authority to hold a Public Hearing. The publication of the notice of the TEFRA Hearing (as defined below) attached hereto as Exhibit A is hereby ratified, and the Authority shall conduct the public hearing required by Section 147(f) of the Code, prior to the issuance of the Single Family Bonds (the "TEFRA Hearing"), in consultation with the Authority's Financial Advisor and Bond Counsel, with respect to the Plan of Finance and the proposed issuance of the Single Family Bonds.

Section 4. Further Actions and Ratification of Prior Actions. The attorney for the Authority, officers, agents and employees of the Authority are hereby authorized and directed to do all acts and things required of them by this Resolution and to execute and deliver any and all instruments, affidavits, certificates, and notices necessary or advisable to effectuate the issuance of the Single Family Bonds and the implementation of the Plan of Finance. All actions heretofore

undertaken by the attorney for the Authority, officers, agents and employees of the Authority with respect to the Single Family Bonds and/or the Plan of Finance are hereby authorized and ratified.

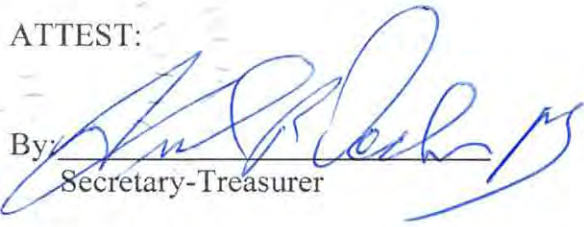
Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this 14th day of April, 2026.

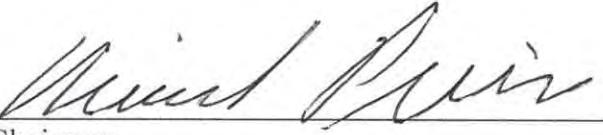
(SEAL)

**HOUSING FINANCE AUTHORITY OF
MANATEE COUNTY, FLORIDA**

ATTEST:

By: 

Secretary-Treasurer

By: 

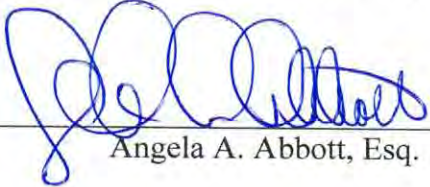
Chairman

EXHIBIT A

NOTICE AFFIDAVIT

I, Angela A. Abbott, Esquire, attorney for the Housing Finance Authority of Manatee County, Florida (the "Authority") do hereby affirm that the documents attached hereto as Schedule 1 and Schedule 2 represent (a) a screen shot showing notice of the Authority's TEFRA public hearing scheduled for April 14, 2026, which notice was placed on the Authority's website on April 1, 2026, and (b) a screen shot showing said notice of public hearing which was posted on the Manatee County website on April 2, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April, 2026.



Angela A. Abbott, Esq.

SCHEDULE 1

Notices of Public Hearings

NOTICE OF PUBLIC HEARING

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Manatee County, Florida (the "Authority"), to be held on Tuesday, April 14, 2026, at 1:30 p.m. (local time), or as soon thereafter as possible, at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida, for the purpose of receiving comments and hearing discussion concerning a plan of financing subject to the Internal Revenue Code of 1986, as amended (the "Code"), pursuant to which the Authority will issue its Single Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount of not to exceed \$75,000,000, pursuant to the plan of finance (the "Bonds"), the proceeds of which will be used to make available funds to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single-family residences situated within Manatee County, Florida, and by persons or families of low, moderate or middle income (the "Project"), to purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof or to be used in conjunction with a Mortgage Credit Certificate program or for multifamily housing.

The Bonds shall not be a debt, liability or obligation of the Authority or of Manatee County, Florida, or the State of Florida, or of any political subdivision thereof, but shall be payable solely from the above-referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

All interested persons are invited to attend the meeting, and may submit questions or comments in advance by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they 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 persons needing a special accommodation to participate in this proceeding should contact the Authority's office prior to the proceeding at the address given in this notice.

By order of the Housing Finance Authority of Manatee County, Florida.

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Housing Finance Authority of Manatee County, Florida, will meet on Tuesday, April 14, 2026, at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida, at 1:30 p.m. to discuss matters of the Authority as it deems appropriate. All interested parties are invited to attend in person or by conference call by dialing 1-877-304-9269; passcode 554542.

Persons are advised that, if they decide to appeal any decision made at any of these meetings, they will need a record of the proceedings, and for such purposes they 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.

The needs of hearing or visually impaired persons, or those requiring special arrangements, shall be met if the Authority is contacted at least 48 hours prior to the public meeting by any person requiring assistance. For further information contact Angela A. Abbott, Attorney for the Authority at (877) 264-0334.
HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

MULTIFAMILY HOUSING REVENUE BONDS GUIDELINES & APPLICATION

[Click to view and download the Multifamily Revenue Bonds Guidelines](#)

[Click to view and download the Multifamily Revenue Bonds Application](#)

[Click to view and download the Pro Forma](#)

[Click to view and download the Short Bond SAIL Application](#)

FINAL BUDGET FOR FY 2025-2026

[Click to view and download the Final Budget for FY 2025-2026](#)



MEETING NOTICE DETAILS

Public Notices

[Home](#) > [Public Meeting Notices](#) > [Meeting Notice Details](#)

APRIL 14, 2026 - HOUSING FINANCE AUTHORITY PUBLIC HEARINGS [MISCELLANEOUS PUBLIC NOTICES]

April 14, 2026 - Notice of Public Hearing

NOTICE OF PUBLIC HEARING

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Manatee County, Florida (the "Authority"), to be held on Tuesday, April 14, 2026, at 1:30 p.m. (local time), or as soon thereafter as possible, at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida, for the purpose of receiving comments and hearing discussion concerning a plan of financing subject to the Internal Revenue Code of 1986, as amended (the "Code"), pursuant to which the Authority will issue its Single Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount of not to exceed \$75,000,000, pursuant to the plan of finance (the "Bonds"), the proceeds of which will be used to make available funds to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single-family residences situated within Manatee County, Florida, and by persons or families of low, moderate or middle income (the "Project"), to purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof or to be used in conjunction with a Mortgage Credit Certificate program or for multifamily housing.

The Bonds shall not be a debt, liability or obligation of the Authority or of Manatee County, Florida, or the State of Florida, or of any political subdivision thereof, but shall be payable solely from the above-referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

All interested persons are invited to attend the meeting, and may submit questions or comments in advance by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they 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 persons needing a special accommodation to participate in this proceeding should contact the Authority's office prior to the proceeding at the address given in this notice.

By order of the Housing Finance Authority of Manatee County, Florida

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

/s/ Richard M. Perito

Chairman

Date Published: April 2, 2026

April 14, 2026 - Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on April 14, 2026, at 1:30 p.m., at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida with respect to the proposed issuance by the Authority of its approximately \$38,650,000 Multifamily Housing Revenue Bonds, Series 2026 (Orange on 14th Street Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, construction, equipping and development of a 174-unit multifamily housing project known as "Orange on 14th Street Project" (the "Project") owned by Orange on 14th Street, LLC, a Wisconsin limited liability company (the "Company") or a related entity, and (ii) paying costs and expenses associated with the issuance of the Bonds.

The location of the project to be financed by the Bonds is 3700 & 3710 14th Street West, Bradenton, Florida 34205. The Bonds shall be payable solely from the revenues derived from the operation of the Project. Such Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the Authority, Manatee County, the State of Florida or any political subdivision or agency thereof. The aforementioned meeting shall be a public meeting and all persons who may be interested will be given an opportunity to be heard concerning the same. Written comments may also be submitted to the Authority prior to the hearing by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

ALL PERSONS FOR OR AGAINST SAID APPROVAL CAN BE HEARD AT SAID TIME AND PLACE. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY WITH RESPECT TO SUCH HEARING OR MEETING, (S)HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF SUCH HEARING OR MEETING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the City's office no later than seven days prior to the proceeding at the address given in this notice. Telephone: (877) 264-0334.

By order of the Housing Finance Authority of Manatee County, Florida.

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

/s/ Richard M. Perito

Chairman

Date Published: April 2, 2026

Public Notices

SCHEDULE 2

**REPORT OF
HOUSING FINANCE AUTHORITY OF MANATEE COUNTY**

REPORT REGARDING PUBLIC HEARING

The Housing Finance Authority of Manatee County (the "Authority") conducted a public hearing on the proposed issuance by the Authority of not to exceed \$75,000,000 in Single Family Mortgage Revenue Bonds, pursuant to a plan of finance.

The hearing was held on April 14, 2026, commencing at 1:33 p.m. and closing at 1:34 p.m., in the second floor Conference Room at 435 12th Street West, Bradenton, Florida, Florida, pursuant to the notice of such hearing which was published on April 1, 2026, on the Authority's website and on April 2, 2026, on the County's website. The Notice Affidavit as to publication of the notice of hearing is attached as Exhibit A to the Authority's Resolution No. 2026-01. Interested individuals were given the opportunity to express their views, both orally and in writing.

The following numbers of people attended the hearing or submitted written comments and were in favor of or opposed to the proposed issuance of the Bonds or the nature or location of the project to be financed with the Bonds:

Number of people in attendance:	<u>18</u>
Number of written comments:	<u>0</u>
Number of people in favor:	<u>0</u>
Number of people opposed:	<u>0</u>

Respectfully submitted this 14th day of April, 2026.



ANGELA A. ABBOTT, ESQUIRE,
Attorney for the Housing Finance
Authority of Manatee County