RESOLUTION NO. R-26-143

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA AMENDING AND RESTATING IN ITS ENTIRETY RESOLUTION NO. R-25-216, TO READ AS FOLLOWS:

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (TUSCANY LAKES APARTMENTS PROJECT) WITHIN THE MEANING OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Manatee County, Florida (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"); and

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the "Board") heretofore adopted a resolution on October 30, 1979 (the "County Resolution"), declaring a need for the Authority to function in order to alleviate the shortage of housing and capital investment in affordable housing within Manatee County, Florida (the "County"); and

WHEREAS, the Authority is authorized pursuant to the Act and Ordinances to issue multi-family housing revenue obligations to provide affordable housing to low, moderate or middle income tenants; and

WHEREAS, Tuscany Lakes Apartments Preservation, Ltd., a Florida limited partnership (the "Borrower") submitted an application to the Authority for the Authority to issue its Multifamily Housing Revenue Bonds, Series 2026 (Tuscany Lakes Apartments Project), initially issued in the principal amount of $40,900,000 (the "Bonds") to finance the acquisition and rehabilitation of a 348-unit multifamily housing project known as "Tuscany Lakes Apartments Project," located at 3550 58th Place East, Ellenton, Florida 34222 (the "Project"); and

WHEREAS, required notice was provided, at least seven (7) days prior to the Public Hearing (as herein defined), of such hearing, a copy of the proof of publication of such notice being attached hereto as Exhibit A; and

WHEREAS, on September 8, 2026, the Authority held a public hearing (the "Public Hearing") regarding the proposed financing of the Project through the issuance by the Authority

of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, it is intended that this Resolution shall constitute the approval of the issuance of the Bonds required by Section 147(f) of the Code; and

WHEREAS, the Authority has determined that the issuance of the Bonds to finance a portion of the Project will not be inconsistent with its mandates under the Ordinances, the County Resolution and Act; and

WHEREAS, the Borrower will own, operate and maintain the Project in accordance with the applicable laws and regulations of the State of Florida and the County; and

WHEREAS, under no circumstances will the Bonds ever constitute a debt or moral obligation of the County or the State of Florida (the "State") and no property, assets or taxing power of the County or the State are pledged in any respect for the payment of the Bonds; and

WHEREAS, the Bonds will be payable solely from the revenues derived from the operation of the Project; and

WHEREAS, the interest rates on the Bonds will not exceed the maximum rate permitted under the laws of the State; and

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

SECTION 1. That the recitals set forth above are adopted by the Board as the findings of the County and are incorporated herein.

SECTION 2. That the issuance of the Bonds is hereby approved within the meaning of Section 147(f) of the Code and Section 6 of Manatee County Ordinance Nos. 79-6 and 91-40.

SECTION 3. That this Resolution shall be effective immediately upon its adoption.

SECTION 4. That this Resolution shall not constitute any other approval that may be required in connection with the Project or the Bonds.

PASSED AND ADOPTED in regular session on this 20th day of October, 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

ATTEST:

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

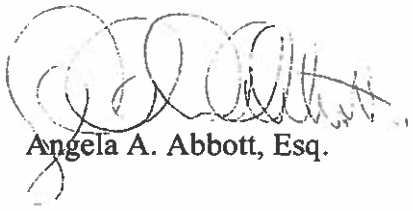
By: _____
Chairperson

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 September 8, 2026, which notice was placed on the Authority's website on August 25, 2026, and (b) a screen shot showing said notice of public hearing as displayed on the Manatee County website on August 31, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of September, 2026.



Angela A. Abbott, Esq.

SCHEDULE 1

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on September 8, 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 $40,900,000 Multifamily Housing Revenue Bonds, Series 2026 (Tuscany Lakes Apartments Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, rehabilitation, equipping and development of a 348-unit multifamily housing project known as "Tuscany Lakes Apartments Project," (the "Project") owned by Tuscany Lakes Preservation, Ltd., a California limited partnership (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 3550 58th Place East, Ellenton, Florida 34222. 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 317, Bradenton, Florida 34205 or by email to abbott@manateehfa.org.

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 AUTHORITY 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 Authority'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. Pierro

Chairman

Posted to HFA website 8-25-26

forms_filing_&_fees/florida_housing_board_publications

Please submit your application on or before September 8, 2026, which is 14 days after publication of this Notice, to the Housing Finance Authority by email to abbott@manateehfa.org, and by mail to Housing Finance Authority of Manatee County, 435 12th Street West, Suite 317, Bradenton, FL 34205

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 9% Form

Click to view and download the Short Form SAIL Application

PROPOSED BUDGET FOR FY 2026-2027

Click to view and download the Proposed Budget for FY 2026-2027

FINAL BUDGET FOR FY 2025-2026

Click to view and download the Final Budget for FY 2025-2026

PROPOSED BUDGET FOR FY 2025-2026

Click to view and download the Proposed Budget for FY 2025-2026

SCHEDULE 2



SEPTEMBER 8, 2026 - HOUSING FINANCE AUTHORITY PUBLIC HEARINGS [MISCELLANEOUS PUBLIC NOTICES]

September 8, 2026 - Notice of Public Hearing for Tuscany Lakes Apartments Project

NOTICE OF PUBLIC HEARING

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on September 8, 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 $40,900,000 Multifamily Housing Revenue Bonds, Series 2026 (Tuscany Lakes Apartments Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, rehabilitation, equipping and development of a 348-unit multifamily housing project known as "Tuscany Lakes Apartments Project," (the "Project") owned by Tuscany Lakes Preservation, Ltd., a California limited partnership (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 3550 58th Place East, Ellenton, Florida 34222. 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 or by email to abbott@manateehfa.org.

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 AUTHORITY 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 Authority'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. Pierro

Chairman

Posted to County website 8-31-26

REPORT OF
HOUSING FINANCE AUTHORITY OF MANATEE COUNTY

REPORT REGARDING PUBLIC HEARING

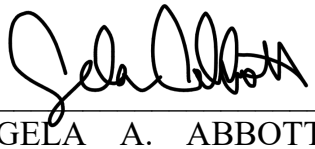
The Housing Finance Authority of Manatee County (the "Authority") conducted a public hearing on the proposed issuance by the Authority of not to exceed $40,900,000 in Multifamily Housing Revenue Bonds, (Tuscany Lakes Apartments Project).

The public hearing was held on September 8, 2026, commencing at 1:32 p.m. and closing at 1:33 p.m., in the second floor Conference Room at 435 12th Street West, Bradenton, Florida, pursuant to the notice of such hearing which was published on August 25, 2026, on the Authority's website and on August 31, 2026, on the County's website. The Notice Affidavit and screenshots as to publication of the Notice of Hearing are attached to the proposed Resolution of the Board of County Commissioners as Exhibit A. 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:	18
Number of written comments:	0
Number of people in favor:	0
Number of people opposed:	0

Respectfully submitted this 8th day of September, 2026.



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

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 - Regular Meeting

Subject
Adoption of Resolution R-26-143 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 Multifamily Housing Revenue Bonds (Tuscany Lakes Apartments Project), in the principal amount of not to exceed $40,900,000 (the "Bonds"), Angela A. Abbott, Attorney for Housing Finance Authority of Manatee County

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Angela A. Abbott, Attorney for Housing Finance Authority of Manatee County, 877-264-0334
Deborah Ash, Housing and Community Development Coordinator, ext. 3478
Helena Yeatman, Affordable Housing Development Coordinator, ext. 6296

Action Requested
Adoption of Resolution R-26-143.

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 Department of Community and Veterans Services at the request of the Authority. A representative of the Authority and the applicant 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 multi-family housing revenue bonds to provide affordable housing to low, moderate or middle income tenants.

Tuscany Lakes Apartments Preservation, Ltd., a Florida limited partnership, submitted an application to the Authority for the Authority to issue Bonds in the initial principal amount of $40,900,000 to finance the acquisition, rehabilitation, equipping and development of a 348 unit affordable multifamily apartment project known as "Tuscany Lakes Apartments Project," located at 3550 58th Place East, Ellenton, Florida 34222, in unincorporated Manatee County (the "Project"). The Project consists of 44 one bedroom, 180 two bedroom, and 124 three bedroom apartments for families. The tenants' income will be limited as follows: 100% at 60% Area Median Income. The affordability period will be a minimum of 50 years.

The Board previously adopted Resolution No. R-25-216 on November 18, 2026, approving this issue. Since the bonds may not be issued within one year of the public hearing approval, the Authority held another public hearing on September 8, 2026, following proper publication of notice, for the purpose of receiving public input on the proposed issue, a report on which is attached hereto. There was no public comment received at the public hearing. The proposed Resolution acknowledges the public hearing and authorizes the issuance by the Authority of the bonds. In order to issue tax-exempt bonds for the Project, the Authority must receive the limited approval of the Board of County Commissioners as required by applicable federal tax law. The Authority must either apply for and receive allocation from the Florida Division of Bond Finance, or utilize carryforward allocation from prior years.

Attorney Review
Other (Requires explanation in field below)
Not Reviewed. The Resolution was prepared and reviewed by the Authority's Bond Counsel, Nabors Giblin & Nickerson, P.A.

Instructions to Board Records
Please ensure that the Chairperson signs page 3 of the Resolution.
Please provide one (1) signed copy of the Resolution to Deborah Ash, Housing and Community Development Coordinator, and Helena Yeatman, Affordable Housing Development Coordinator. Please also provide a courtesy copy of the executed resolution by email to Angela A. Abbott, Attorney for the Housing Finance Authority (angela@angelaabbott.com). Distributed 10/22/26, RT

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A