

**TEFRA HEARING IN VOLUSIA COUNTY, FLORIDA**  
**RE: RIVERBEND LANDINGS APARTMENTS MULTIFAMILY HOUSING**  
**REVENUE COMPLETION BONDS**

MINUTES OF A PUBLIC HEARING of the HOUSING FINANCE AUTHORITY OF VOLUSIA COUNTY, FLORIDA conducted on October 13, 2023, at 10:30 a.m. via toll-free telephonic conference line in lieu of physical presence at the public meeting.

A public hearing was conducted by Sarah Metz, General Counsel of the Authority, at the time and place set forth above, pursuant to published notice as required by law (Section 147(f) of the Internal Revenue Code of 1986, as amended), on the following:

(1) proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Riverbend Landings Apartments) Series 2024, in an aggregate principal amount of not to exceed \$13,450,000 in one or more series, for the benefit of Riverbend Landings Partners, Ltd., or its affiliate, to provide additional financing for the multifamily rental housing facility consisting of 89 units located in Seminole County, Florida, with a minimum of 20% of such units to be occupied by persons of low to moderate income (the "Riverbend Landings Apartments"), owned by Riverbend Landings Partners, Ltd., a Florida limited partnership (the "Owner").

Notice of public hearing was published on October 6, 2023, on the Authority's official website at <https://hfavolusia.files.wordpress.com/2023/10/notice-of-tefra-for-riverbend-landings.pdf> It was stated that the Notice was available for inspection and copying if anyone so desired.

All interested persons wishing to contend for or against the issuance by the Housing Finance Authority of Volusia County, Florida of the Bonds were allowed to be heard and all oral or written statements were considered. When polled to see if there were any interested persons wishing to speak, the following persons were recognized:

[None]

Any interested persons desiring to file written statements were given the full opportunity to do so; the persons filing written statement were as follows:

[None]

Written statements were solicited from interested persons pursuant to an invitation set forth in the public notice referred to above; the persons filing written statements with the Authority pursuant to such invitation were as follows:

[None]

Thereupon, after all persons desiring to speak or submit written statements had been permitted to do so, and Ms. Metz stated that the public hearing on the proposed issuance of the Bonds by the Authority was concluded.

DATED October 24, 2023.



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Sarah Metz, General Counsel  
Housing Finance Authority  
of Volusia County

**EXHIBIT "A" TO REPORT OF HEARING OFFICER  
PROOF OF PUBLICATION**

**[Follows]**

**AFFIDAVIT AS TO VOLUSIA TEFRA HEARING PUBLICATION**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

Before me, the undersigned authority, this 24th day of October 2023, personally appeared **Sarah L. Metz, Esq.**, who, being by me first duly sworn, acknowledges the following information:

1. I am over the age of 18 and make this affidavit of my own personal knowledge.
2. I am a partner in the law firm Smith Bigman Brock, P.A., and I serve as general counsel for the Housing Finance Authority of Volusia County, a Dependent Special District of Volusia County, a public body corporate and politic of the State of Florida (the "Issuer").
3. The Issuer's primary public website is located at <https://hfavolusia.com/>.
4. I periodically prepare and publish public notices on the Issuer's website.
5. I prepared and published the notice of public hearing attached as Exhibit A on the Issuer's primary public website under the Announcements/TEFRA Hearings section, an area of that website intended to be used to inform its residents about events affecting the residents, particularly public TEFRA Hearings, on October 6, 2023. I confirmed the publication after posting, and I confirmed that the notice remained on such website through the date of the public hearing.
6. The notice is located at: <https://hfavolusia.files.wordpress.com/2023/10/notice-of-tefra-for-riverbend-landings.pdf>

VOLUSIA COUNTY, FLORIDA

By: \_\_\_\_\_  
Name: Sarah L. Metz, Esq.  
Title: General Counsel, HFAVC

The foregoing instrument was duly sworn before me under oath this 24 day of October, 2023, by Sarah L. Metz, Esq., ☒ who is personally known to me or [ ☐ ] who has produced \_\_\_\_\_ as identification.

(Seal)



**Katie Bonds**  
Comm.: HH 363367  
Expires: February 16, 2027  
Notary Public - State of Florida

\_\_\_\_\_  
Notary Public  
Print Name:  
My Commission Expires:

EXHIBIT A

TEFRA NOTICE

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Housing Finance Authority of Volusia County, Florida (the "Authority") will hold and conduct a public hearing on October 13, 2023, at 10:30 a.m. or as soon thereafter as such matters may be heard.. The public hearing will be held via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

Dial In Number: (877) 783-2009

PARTICIPATION Code: 323377

The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Riverbend Landings Apartments), Series 2024, in an aggregate principal amount of not to exceed \$13,450,000 in one or more series, the proceeds of which will be used to finance the acquisition, construction and equipping of an up to an 89 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income, to be located at 3750 E. S.R. 46, Sanford, Florida 32771, unincorporated area of Seminole County, Florida (the "Riverbend Landings Apartments"). Riverbend Landings Apartments will initially be owned and operated by Riverbend Landings Partners, Ltd., a Florida limited partnership, or one of its affiliates, the initial general partner of which will be Southern Affordable Services, Inc., a Florida not-for-profit corporation.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the above-described bonds to finance the acquisition, construction and improvement of the above-described project and the nature and location of the above-described project. Written comments may be submitted to the Housing Finance Authority of Volusia County, Florida, c/o Smith Bigman Brock P.A., 444 Seabreeze Boulevard, Suite 900, Daytona Beach, Florida 32118. Should any person decide to appeal any decision made by the Authority at this hearing, or by the Volusia County Council with respect to the approval of the issuance of the above-described bonds to finance the above-described project, he or she will need a record of the proceedings, and he or she may need to insure 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 individual or agency publishing this notice no later than seven days prior to the proceeding at the address given in this notice. Telephone: 386/254-6875; 1-800/955-8771 (TTD) or 1-800/955-8770 (V), via Florida Relay Service.

HOUSING FINANCE AUTHORITY OF  
VOLUSIA COUNTY, FLORIDA