

RESOLUTION NO. 25- 47

A RESOLUTION APPROVING THE REISSUANCE BY THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY OF ITS MULTIFAMILY MORTGAGE REVENUE BONDS (CLEAR BAY TERRACE) IN THE AGGREGATE AMOUNT NOT TO EXCEED \$15,400,000 FOR THE BENEFIT OF CLEAR BAY TERRACE VOA AFFORDABLE HOUSING, LP, A FLORIDA LIMITED PARTNERSHIP, OR ITS AFFILIATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Pinellas County, Florida (the "Authority") has previously issued its Multifamily Mortgage Revenue Bonds (Clear Bay Terrace), Series 2022 (the "Bonds") on behalf of Clear Bay Terrace VOA Affordable Housing, LP, a Florida limited partnership, to provide financing for the acquisition, rehabilitation and equipping of a residential rental facility known as Clear Bay Terrace, consisting of approximately 100 units located at 1770 North Betty Lane, Clearwater, Florida; and

WHEREAS, the Authority conducted a public hearing on March 6, 2025, notice of which hearing was published on February 21, 2025, on the Authority's website (a copy of which notice is attached hereto as Exhibit "A" and incorporated herein), for the purpose of considering the reissuance of the Bonds by the Authority in the aggregate principal amount not to exceed \$15,400,000, in conformance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Said public hearing disclosed no reason why the Bonds should not be issued.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA (THE "BOARD"):

Section 1. The Board, pursuant to and in accordance with the requirements set forth in Section 147(f) of the Internal Revenue Code of 1986, as amended, hereby approves the reissuance by the Authority of its not to exceed \$15,400,000 Multifamily Mortgage Revenue Bonds (Clear Bay Terrace), Series 2022, in one or more series at one or more times.


Section 2. Nothing contained in this consent and approval shall be deemed to create any obligation or obligations of Pinellas County or the Board of County Commissioners.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May, 2025.



BOARD OF COUNTY COMMISSIONERS  
OF PINELLAS COUNTY, FLORIDA

By:   
Chairman

ATTEST:

  
[Deputy] Clerk

**APPROVED AS TO FORM**  
By: Derrill McAteer  
Office of the County Attorney

**EXHIBIT "A"**

Notice of Public Hearing

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Housing Finance Authority of Pinellas County, Florida (the "Authority") will hold and conduct a public hearing to be held on March 6, 2025 beginning at [8:30 a.m.] or as soon thereafter as such matters may be heard, at the at the offices of the Authority located at 450 Carillon Parkway, Suite 105, St. Petersburg, Florida 33716, for the purpose of receiving comments and hearing discussion concerning a plan of financing (within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended), on the following:

The proposed reissuance by the Authority of its Multifamily Mortgage Revenue Bonds (Creekside Manor), Series 2023, in an aggregate principal amount of not to exceed \$15,500,000 in one or more installments or series, the proceeds of which will be used to refinance the acquisition and rehabilitation of a 92 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the City of Clearwater, Pinellas County, and located on approximately 2 acres of land located at 1318 Franklin Street, Clearwater, Florida and approximately 2 acres of land located at 1335 Pierce Street, Clearwater, Florida. Creekside Manor I and Creekside Manor II will initially be owned and operated by Creekside Manor VOA Affordable Housing, LP, a Florida limited partnership, or one of its affiliates.

The proposed reissuance by the Authority of its Multifamily Housing Revenue Bonds (Clear Bay Terrace Apartments), Series 2022, in an aggregate principal amount of not to exceed \$15,400,000 in one or more installments or series, the proceeds of which will be used to finance the acquisition and rehabilitation of a 100 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the City of Clearwater, Pinellas County, and located on approximately 6 acres of land located at 1770 North Betty Lane, Clearwater, Florida. Clear Bay Terrace Apartments will initially be owned and operated by Clear Bay Terrace VOA Affordable Housing, LP, a Florida limited partnership, or one of its affiliates.

All interested parties are invited to present their comments at the time and place set forth above.

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 individual or agency publishing this notice no later than seven days prior to the proceeding at the address given in this notice. Telephone: 727-847-8110; 1-800-955-8771 (TTD) or 1-800-955-8770 (V), via Florida Relay Service.

HOUSING FINANCE AUTHORITY OF PINELLAS  
COUNTY, FLORIDA

February 21, 2025