

RESOLUTION NO. 2008-

RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY APPROVING A JOINT PROGRAM WITH THE PASCO COUNTY HOUSING FINANCE AUTHORITY, THE HOUSING FINANCE AUTHORITY OF POLK COUNTY AND OTHER COUNTIES OR HOUSING FINANCE AUTHORITIES FOR THE ISSUANCE OF SINGLE FAMILY MORTGAGE REVENUE BONDS IN ONE OR MORE SERIES TO FINANCE UP TO \$250,000,000 SINGLE FAMILY MORTGAGE LOANS IN PASCO, PINELLAS, POLK AND OTHER COUNTIES; AUTHORIZING INTERLOCAL AGREEMENTS WITH THE PASCO COUNTY HOUSING FINANCE AUTHORITY, THE HOUSING FINANCE AUTHORITY OF POLK COUNTY AND OTHER COUNTIES OR HOUSING FINANCE AUTHORITIES; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 159, Part IV, Florida Statutes, as amended (the "Act"), authorizes the creation of housing financing authorities with the purpose of issuing revenue bonds to assist in alleviating a shortage of housing available at prices or rentals which many persons and families can afford; and

WHEREAS, Sections 159.603 and 159.604, Florida Statutes, as amended, authorize the Board of County Commissioners of various counties of the State of Florida (respectively for each county, the "Governing Body"), to approve the operation of this Housing Finance Authority of Pinellas County, Florida (the "Authority"), within the territorial boundaries of such other county, and the issuance by this Authority of revenue bonds to alleviate the shortage of affordable housing and capital available for investment therein within such other counties; and

WHEREAS, this Authority has by this Resolution authorized the issuance of not exceeding \$250,000,000 Housing Finance Authority of Pinellas County, Florida Single Family Housing Revenue Bonds (the "Pinellas Bonds") in various series which includes one or more series to be issued in one or more years commencing with calendar year 2008; and

WHEREAS, the Authority wishes to proceed in the issuance of its Single Family Housing Revenue Bonds, Series [to be determined], in one or more series at one or more times, with each series designated by the year of issuance and a letter designation (the "Bonds"), pursuant to that certain Master Trust Indenture dated as of January 1, 1998 (the "Indenture") between the Authority and US Bank National Association, as Trustee, for the purpose of providing funds to originate single family mortgage loans in Pasco County, Pinellas County, Polk County and other participating counties within the State of Florida for persons or families

of low to moderate income through the issuance of the Bonds during calendar years 2008 through 2012 (the "Single Family Program"); and

WHEREAS, this Authority has expressed an interest in pursuing a joint program for the issuance by it of a sufficient principal amount of the Pinellas Bonds to finance qualifying single family mortgage loan programs for Pasco County, Polk County and other Counties within the State which agree to participate; and

WHEREAS, by combining the authority to issue single family mortgage revenue bonds of this Authority, the Pasco County Housing Finance Authority, the Housing Finance Authority of Polk County, Florida, and any other counties desiring to participate in the issue (collectively, the "Local Authorities"), it is expected that this Authority will be able to make available mortgage loans at rates below the rates otherwise attainable through separate issues; and

WHEREAS, such a program would benefit Pasco and Polk Counties and aid in alleviating a shortage of affordable housing and capital available for investment therein within Pasco and Polk Counties; and

WHEREAS, each Local Authority will conducted a public hearing on the issuance of the Pinellas Bonds for the purpose of considering the issuance of the Pinellas Bonds by this Authority in the aggregate principal amount not exceeding \$250,000,000, in conformance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, through Interlocal Agreements (the "Interlocal Agreements") in substantially the form attached hereto as Exhibit "A", the Authority and each Local Authority can provide for an increase in affordable housing opportunities to low income home buyers;

NOW, THEREFORE, BE IT RESOLVED by the members of the Housing Finance Authority of Pinellas County, Florida, a lawful quorum of which is duly assembled, as follows:

SECTION 1. This Authority has found and determined and hereby declares that (a) in order to realize the economies of scale afforded by aggregating the separate single family mortgage revenue bonds program for the Local Authorities and this Authority, it is in the best interest of the Local Authorities and this Authority to authorize this Authority to issue the Pinellas Bonds to finance single family mortgage loans to be originated in Pasco, Polk and Pinellas County and any other participating county in Florida pursuant to the form of Interlocal Agreement attached hereto, and (b) in order to implement such a program, it is in the best interest of this Authority to enter into Interlocal Agreements with the Local Authorities.

SECTION 2. The Authority hereby authorizes the issuance of the not to exceed \$250,000,000 aggregate principal amount of the Bonds, in one or more series at one or more times, pursuant to the Indenture and one or more series supplemental indentures as required by the Indenture in order to provide funds for the Authority's Single Family Program, all in

accordance with the terms of the Bonds and the Single Family Program as are approved by subsequent resolutions of the Authority adopted prior to the issuance of any series of the Bonds.

SECTION 3. The Chairman or Vice Chairman and the Secretary or Assistant Secretary of this Authority are hereby authorized and empowered to execute and deliver the Interlocal Agreements substantially in the form attached hereto as Exhibit "A", subject to such changes, modifications, additions, deletions and substitutions as such officers executing the same shall approve, such execution to be conclusive evidence of such approval and to affix thereto or impress thereon the seal of this Authority.

SECTION 4. All resolutions and orders or parts thereof, of this Authority, in conflict herewith are, to the extent of such conflict, hereby modified to the extent of such conflict.

SECTION 5. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of this Authority and that all deliberations of the members of this Authority and of its committees, if any, which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

SECTION 6. The Director is authorized seek approval from the governing body of the Local Authorities to enter into an Interlocal Agreement with each Local Government, and to obtain "area of operation" authority in each county within which such Local Authority operates.

SECTION 7. The Director is authorized to schedule and conduct a public hearing as required by Section 147(f) of the Code, and following such hearing, to seek approval from the Board of County Commissioners as required by Section 147(f) of the Code and for the issuance of the Bonds for the Authority's Single Family Program.

SECTION 8. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 4th day of March, 2008.

HOUSING FINANCE AUTHORITY
OF PINELLAS COUNTY

By: _____
Chairman

(SEAL)

ATTEST:

Secretary

EXHIBIT "A"

FORM OF INTERLOCAL AGREEMENT

THIS AGREEMENT made and entered into by and between the HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY, FLORIDA, a public body corporate and politic organized and existing under the laws of the State of Florida (hereinafter referred to as the "Pinellas Authority"), and the HOUSING FINANCE AUTHORITY OF PASCO COUNTY, a public body corporate and politic organized and existing under the laws of the State of Florida (hereinafter referred to as the "Pasco Authority").

WITNESSETH:

WHEREAS, Part IV of Chapter 159 of the Florida Statutes authorizes the creation of Housing Finance Authorities within the State of Florida for the purpose of issuing revenue bonds to assist in relieving the shortage of housing available at prices or rentals which many persons and families can afford; and

WHEREAS, the respective Boards of County Commissioners have created the Pinellas Authority and the Pasco Authority and each is duly existing under applicable law; and

WHEREAS, the Pinellas Authority has authorized the initiation of official action for the issuance of its Single Family Mortgage Revenue Bonds (the "Pinellas Bonds") for the purpose of making funds available for the origination of mortgage loans within its hereinafter defined Area of Operation; and

WHEREAS, pursuant to Section 143 of the Internal Revenue Code of 1986, as amended, the amount of private activity bonds, including qualified mortgage bonds, which may be issued by governmental units in any calendar year is limited, and is available for allocation to issuers within the State in accordance with Chapter 159, Part VI, Florida Statutes; and

WHEREAS, pursuant to individual interlocal agreements to be entered into between the Pinellas Authority and Boards of County Commissioners or the Housing Finance Authorities of other counties within the State of Florida, including Pasco County (collectively, the "Subsidiaries"), each of the Subsidiaries will delegate its authority to issue bonds for the purpose of providing funds to originate mortgage loans within the territorial boundaries of its respective county to the Pinellas Authority (the territorial boundaries of Pinellas County and the territorial boundaries of the Subsidiaries, collectively, the "Area of Operation"); and

WHEREAS, by combining the allocation amounts of the Pinellas Authority and the Subsidiaries, the Pinellas Authority will be able to make available mortgage loans at rates below the rates otherwise possible if it or any of the Subsidiaries undertook a separate issue; and

WHEREAS, the issuance of the Pinellas Bonds by the Pinellas Authority for use in the Area of Operation will result in a wider allocation of fixed expenses and achieve certain other economies of scale that will have the effect of reducing the interest on mortgage loans that otherwise would have to be charged; and

WHEREAS, Chapter 159, Part IV, Florida Statutes, particularly Section 159.608, Florida Statutes, authorizes the Pinellas Authority and the Pasco Authority to enter into this Interlocal Agreement in order to make the most efficient use of their respective powers, resources and capabilities by authorizing the Pinellas Authority to exercise those powers which are common to them for the purpose of issuing one or more series of the Pinellas Bonds to finance qualifying single family mortgage loan programs for the entire Area of Operation.

NOW, THEREFORE, the parties agree as follows:

Section 1. Substitution of Bonds; Expenses. The Pasco Authority hereby grants authority to the Pinellas Authority to issue its Single Family Mortgage Revenue Bonds in any year during which the Pinellas Authority has been granted Area of Operation authority for Pasco County, Florida by the Board of County Commissioners of Pasco County, for qualified single family housing developments described in the resolutions authorizing the Pinellas Bonds, and any such Pinellas Bonds issued for such qualifying housing developments in Pasco County are hereby deemed to be in full substitution for an equivalent principal amount of the bonds of the Pasco Authority. All revenues generated by the Pinellas Bonds issued pursuant to this Agreement and by the use of the proceeds thereof, will be administered by the Pinellas Authority or its agents and all payments due from such revenues shall be paid by the Pinellas Authority or its agents without further action by Pasco County or the Pasco Authority. Notwithstanding the above, nothing in this Agreement shall preclude the Pasco Authority from issuing its own Single Family Mortgage Revenue Bonds or from entering into interlocal agreements with housing finance authorities of other counties similar to this Agreement.

The expenses incurred by the Pasco Authority and/or the County Attorney for Pasco County and/or counsel for the Pasco Authority with respect to the single family mortgage revenue bond program specified in this Agreement, shall be the sole obligation of the Pasco Authority and will not be payable directly from the proceeds of the Pinellas Bonds, but may be paid by either the Pinellas Authority or the Pasco Authority from the program fee to be paid to the Pasco Authority. Notwithstanding anything herein to the contrary, the program fee payable to the Pasco Authority from proceeds of the Pinellas Bonds shall equal \$1.00 per \$1,000 principal amount of Pinellas Bonds initially allocated for use in Pasco County to the extent such principal amount of Pinellas Bonds were issued with new volume cap allocable to Pasco County and contributed by the Pasco Authority to the Pinellas Authority.

Section 2. Administration. The Pinellas Authority hereby assumes responsibility for administering this Agreement by and through its employees, agents and officers; provided, however, that the Pasco Authority retains and reserves its right and obligation to require reasonable reporting on programs designed for and operated within Pasco County. The

Pinellas Authority and its agents shall provide the Pasco Authority with such reports as may be necessary to account for funds generated by this Agreement.

The Pinellas Authority shall have full authority and responsibility to negotiate, validate, market, sell, issue and deliver its Pinellas Bonds in such amount as the Pinellas Authority shall in its sole judgment determine to finance qualifying single family housing developments in Pasco County and to take such other action as may be necessary or convenient to accomplish such purpose, such Pinellas Bonds to be issued in one or more series as determined by the Pinellas Authority. Except for lendable proceeds reserved for the origination of mortgage loans in targeted areas of Pasco County to be identified in the Lender's Guide relating to the Pinellas Bonds, all lendable proceeds of Pinellas Bonds attributable to the mortgage loan demand in Pasco County for which the Pasco Authority has provided new bond volume allocation shall be reserved for use in originating mortgage loans in Pasco County for an initial period of 120 days after the date on which such series of Pinellas Bonds is issued, or such other period as required by law at the time of issuance, whichever is later. All lendable proceeds reserved for the origination of mortgage loans in targeted areas shall be so reserved for a period of one year from the Application Start Date; as such term is defined in the Trust Indenture pursuant to which the Pinellas Bonds are being issued.

Section 3. Program Parameters. The Pasco Authority hereby authorizes the Pinellas Authority to establish the maximum housing prices and maximum adjusted family income for eligible borrowers in Pasco County based on the maximum amount permitted by federal law. The Pasco Authority hereby consents and agrees to the establishment by the Pinellas Authority of all other program parameters including, but not limited to, selection of allocations among participating lenders as may be required, necessary or convenient for any bonds issued by the Pinellas Authority pursuant to this Agreement.

Section 4. Term. This Agreement relating to the Pinellas Authority's Bonds to be issued in any year during which the Pinellas Authority has been granted Area of Operation authority for Pasco County, Florida by the Board of County Commissioners of Pasco County, will remain in full force and effect from the date of its execution until the maturity date of such Pinellas Bonds; provided that any party hereto shall have the right to terminate this Agreement upon 30 days written notice to the other party hereto. Notwithstanding the foregoing, it is agreed that this Agreement may not be terminated by any party during any period that any series of Pinellas Bonds issued pursuant to the terms hereof remain outstanding, or during any period in which the proceeds of such Pinellas Bonds are still in the possession of the Pinellas Authority or its agents pending distribution, unless the parties to this Agreement mutually agree in writing to the terms of such termination. It is further agreed that in the event of termination the parties to this Agreement will provide continuing cooperation to each other in fulfilling the obligations associated with the issuance of Pinellas Bonds pursuant to this Agreement. In the event the Board of County Commissioners of Pasco County grants to the Pinellas Authority an extension of time for the Area of Operation authority in Pasco County, such extension will automatically extend the term of this Agreement.

Section 5. Indemnity. The Pinellas Authority agrees to hold the Pasco Authority and Pasco County harmless, to the extent permitted by law, from any and all liability for repayment of principal of and interest or penalty on the Pinellas Bonds or in connection with the approval by the Pasco Authority of the program parameters as required by Section 3 of this Agreement, or in connection with the approval rendered by Pasco County pursuant to Sections 159.603 and 159.604, Florida Statutes. The Pinellas Authority agrees to pay out of the funds derived from the Pinellas Bonds or from any other source available to the Pinellas Authority for any audits to be performed on the Program and for any fees or expenses that are expended to assist the underwriters of the Pinellas Bonds or any other broker, dealer or municipal securities dealer in complying with the provisions of Rule 15c2-12 of the Securities and Exchange Commission. The Pinellas Authority agrees that any offering circular or official statement approved for and used in marketing the Pinellas Bonds and the Pinellas Bonds will include a statement that Bondholders may not look to the Pasco Authority or Pasco County for payment of the Pinellas Bonds and interest or premium thereon, and that any approvals rendered by the Pasco Authority and/or Pasco County shall not be construed as a recommendation of either of them to prospective investors to purchase the Pinellas Bonds.

Section 6. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

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IN WITNESS WHEREOF, the parties to this Agreement have caused their names to be affixed hereto by the proper officers thereof as of the 4th day of March, 2008.

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

(SEAL)

By: _____
Chairman

ATTEST:

By: _____
Director/Assistant Secretary

STATE OF FLORIDA]
] SS.
COUNTY OF PINELLAS]

The foregoing instrument was acknowledged before me this ____ day of Pasco, 2008, by Rodney S. Fischer and Anthony Jones, the Chairman and Director/Assistant Secretary of the Housing Finance Authority of Pinellas County, Florida, on behalf of the Authority. They are personally known to me or who have produced _____ as identification and who did/did not take an oath.

(print name)
Notary Public
My Commission expires: _____

**HOUSING FINANCE AUTHORITY
OF PASCO COUNTY**

By: _____
Chairman

ATTEST:

By: _____
Secretary

STATE OF FLORIDA]
] SS.
COUNTY OF PASCO]

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by _____ and _____ the Chairman and Secretary of the Pasco County Housing Finance Authority, on behalf of the Authority. They are personally known to me or who have produced _____ as identification and who did/did not take an oath.

(print name)
Notary Public
My Commission expires: _____