

**Florida Housing Finance Corporation
Telephonic Board of Directors' Meeting Minutes
April 30, 2021**

TIME: 8:30 a.m.

LOCATION: Florida Housing Finance Corporation
227 N. Bronough Street
Tallahassee FL 32301

BOARD MEMBERS PRESENT:

Ron Lieberman, Chairman
LaTasha Green-Cobb, Vice Chair
Ryan Benson
Sandra Einhorn
Mario Facella (via telephone)
Bill Gulliford
Dev Motwani (via telephone)
Holly Raschein
Dane Eagle

CORPORATION STAFF PRESENTING:

Bill Aldinger
Hugh Brown
Marisa Button
Sheila Freaney
Chris Maguire
Trey Price
David Westcott

OTHERS PRESENTING:

Maureen Daughton, HTG Madison Park
Karen Koch, Florida Supportive Housing Coalition
Matt Reiger, HTG Madison Park
Tim Schulte, Madison Landing
Shawn Wilson, Blue Sky Communities

Chairman Lieberman called the meeting to order at 8:35 a.m.

Ron Lieberman asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, Ryan Benson (via telephone), Sandra Einhorn, LaTasha Green-Cobb, Bill Gulliford, Holly Raschein, Dev Motwani (via telephone), and Dane Eagle. No one was absent.

PUBLIC COMMENT

Shawn Wilson, of Blue Sky Communities, spoke about the challenges developers face due to increased construction costs as a result of the COVID pandemic.

MINUTES

Item A, Approval of Minutes of the March 12, 2021, Board Meeting. Chairman Lieberman asked for a motion to approve the Minutes of the March 12, 2021, Board Meeting.

Motion to approve the Minutes was made by Ms. Einhorn with a second by Mr. Benson. Sheila Freaney polled the Board and the motion passed unanimously.

FLORIDA HOUSING STATUS UPDATE

Trey Price updated the Board on Florida Housing's current operating status and the status/location of Board Meetings for the rest of 2021.

LEGISLATIVE UPDATE

Stephanie Sutton updated the Board on the legislative session and how it will impact Florida Housing.

REPORT ON FINDINGS – PERMANENT SUPPORTIVE HOUSING PILOT FOR CHRONICALLY HOMELESS PERSONS WITH HIGH NEEDS

Bill Aldinger reported on the success of the Permanent Supportive Housing Pilot for Chronically Homeless Persons with High Needs.

CONSENT AGENDA

Chairman Lieberman asked for a motion to approve the items on the Consent Agenda.

Motion to approve the items on the Consent Agenda was made by Mr. Gulliford, with a second by Ms. Einhorn. Sheila Freaney polled the Board and the motion passed unanimously.

FISCAL

Item A, Unrestricted Net Position Designations. Angie Sellers asked the Board to approve the designation categories of unrestricted net position as follows:

1. Single Family Program - \$3.7 million
2. Dedicated Reserve for Operations - \$58.3 million
3. Demonstration and Other Initiatives - \$118.2 million

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. Sheila Freaney polled the Board and the motion passed unanimously.

LEGAL

Item A, Madison Landing II, LLC and ARC 2020, LLC and New South Residential, LLC v. Florida Housing; HTG Madison Park, LTD v. Florida Housing. Hugh Brown asked the Board to reject all exceptions filed by HTG Madison Park and to adopt the recommended order into a final order without changes in the Madison Landing II, LLC and ARC 2020 LLC and New South Residential, LLC v. Florida Housing and HTG Madison Park, LTD v. Florida Housing matter, resulting in Madison Landing being selected for funding.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb.

Maureen Daughton, representing HTG Madison Park, introduced Matt Reiger, the CEO and president of HTG, who appeared via Zoom and spoke in support of HTG Madison Park's position.

Tim Schulte, representing Madison Landing, spoke in support of Florida Housing's position.

Chris Maguire, representing Florida Housing, spoke in support of Florida Housing's position and urged the Board to adopt the recommended order as is.

Sheila Freaney polled the Board and the motion passed unanimously.

Item B, Fletcher Black, II LLC v. Florida Housing Finance Corporation, Pinnacle at Hammock Springs, LLC and Ability VNA, LLC; Madison Grove, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Madison Oaks East, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Madison Oaks West, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Timshel Walton Housing, LLC v. Florida Housing Finance Corporation and RM FL XX Prime, LLC. Hugh Brown asked the Board to adopt the recommended order as its final order without changes, and the recommendation of the administrative law judge without changes, in the Fletcher Black, II LLC v. Florida Housing Finance Corporation, Pinnacle at Hammock Springs, LLC and Ability VNA, LLC; Madison Grove, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Madison Oaks East, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Madison Oaks West, LLC, ARC 2020, LLC and New South Residential, LLC v. Florida Housing Finance Corporation; Timshel Walton Housing, LLC v. Florida Housing Finance Corporation and RM FL XX Prime, LLC, matter.

Motion to approve staff's recommendation was made by Mr. Benson with a second by Mr. Gulliford. Sheila Freaney polled the Board and the motion passed unanimously.

MULTIFAMILY PROGRAMS ALLOCATIONS

Item A, RFA 2021-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs. Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the five applications received in response to RFA 2021-102 for SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs and authorize the tentative selection of two applications for funding and invitation into credit underwriting. She stated that after the allocation there would be an unallocated balance of \$2.6 million in SAIL funding, but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Ms. Einhorn. Sheila Freaney polled the Board and the motion passed unanimously.

Item B, RFA 2021-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons. Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the nine applications received in response to RFA 2021-103 for Housing Credit and SAIL Financing to Develop Housing for Homeless Persons and authorize the tentative selection of two applications for funding and invitation into credit underwriting. She stated that after the allocation there would be an unallocated balance of just over \$2.6 million in SAIL funding, but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Ms. Raschein. Sheila Freaney polled the Board and the motion passed unanimously.

Item C, RFA 2021-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities. Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the two applications received in response to RFA 2021-106 for Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities and authorize the tentative selection of one application for funding and invitation into credit underwriting. She stated that after the allocation there would be an unallocated balance of \$183,000 in competitive housing credits and \$4.6 million in grant funding. She stated that the ineligible application could not be made eligible, as it contained a fatal error, so she asked the Board to authorize staff to reissue the RFA to get the remaining grant funding out, to allow that ineligible application to reapply.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Mr. Benson. Motion passed unanimously.

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Procurements for Commodities and Professional Services Needed for the Homeowner Assistance Fund (HAF) Program. David Westcott asked the Board to authorize staff to proceed with the necessary procurements needed to implement the Homeowner Assistance Plan (HAP), a new program very similar to the Hardest-Hit Fund that Florida Housing administered.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Ms. Raschein. Sheila Freaney polled the Board and the motion passed unanimously.

Item B, Contract Renewals for Environmental Engineering/Consulting Services. David Westcott asked the Board to authorize staff to proceed with the contractually allowed three-year renewals with the three entities currently providing Environmental Engineering and Consulting Services.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Mr. Benson. Sheila Freaney polled the Board and the motion passed unanimously.

Item C, Single Source Procurement for Affordable Housing Catalyst Program Services. Bill Aldinger asked the Board to authorize staff to enter into a one-year single source contract with the Florida Housing Coalition, Inc., to deliver affordable housing training and technical assistance under the Catalyst Program, subject to funding availability.

Motion to approve staff's recommendation was made by Ms. Einhorn with a second by Ms. Raschein. Sheila Freaney polled the Board and the motion passed unanimously.

Item D, Rule Development for Chapter 67-49, F.A.C. Hugh Brown asked the Board to authorize staff to begin the rule development process for Chapter 67-49, F.A.C.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Benson. Sheila Freaney polled the Board and the motion passed unanimously.

PUBLIC COMMENT

Karen Koch, with the Florida Supportive Housing Coalition, thanked Florida Housing for the homeless schoolchildren pilot program. Bill Aldinger provided the Board with an update on the pilot program.

Chairman Lieberman adjourned the meeting at 10:45 a.m.