

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
September 16, 2016**

TIME: 8:30 a.m.

LOCATION: Sandestin Hilton
4000 Sandestin Blvd.
Miramar Beach, Florida

BOARD MEMBERS PRESENT:

Barney Smith, Chairman
Natacha Munilla, Vice-Chair
Renier Diaz de la Portilla
Ray Dubuque
John Hawthorne
Brian Katz
Taylor Teepell
Howard Wheeler

CORPORATION STAFF PRESENTING:

Stephen P. Auger
Hugh Brown
Barb Goltz

OTHERS PRESENTING:

John Rood, Vestcor Companies
Rick Davis, Wells Fargo
Steve Moore, Vestcor Companies
David Deutch, Pinnacle Housing Group
Jorge Lopez
Francisco Rojo, Landmark Companies
Mark Hendrickson, Hendrickson Company

Chairman Smith called the meeting to order at 8:30 a.m.

MINUTES

Item A, Approval of Minutes of the August 5, 2016, Board Meeting. Chairman Smith asked for a motion to approve the Minutes of the August 5, 2016, Board Meeting.

Motion to approve the Minutes was made by Mr. Dubuque with a second by Mr. Hawthorne.
Motion passed unanimously.

ASSET MANAGEMENT

Item A, Florida Housing Finance Corporation Insurance Guide. Barb Goltz asked the Board to adopt the Florida Housing Finance Corporation Insurance Guide for transactions awarded resources by Florida Housing Finance Corporation under the rules effective during or after September 2016, and upon satisfactory consultation and review with counsel, staff and consultants, to retroactively apply it to Florida Housing's existing portfolio.

Motion to approve staff's recommendation was made by Mr. Hawthorne with a second by Ms. Munilla. Motion passed unanimously.

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Competitive Solicitation for Housing Counseling Agencies (a/k/a Advisor Agencies) for the Hardest-Hit Fund Program. David Westcott asked the Board to authorize staff to begin the competitive solicitation process and establish a review committee to make recommendations to the Board for multiple firms to continue to serve as advisor agencies under the Hardest-Hit Fund program.

Motion to approve staff's recommendation was made by Mr. Hawthorne with a second by Ms. Munilla. Motion passed unanimously.

CONSENT AGENDA

Chairman Smith 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. Dubuque with a second by Mr. Hawthorne. Motion passed unanimously.

DISCUSSION ABOUT AFFORDABILITY PERIODS OF MULTIFAMILY RENTAL HOUSING FINANCED BY FLORIDA HOUSING

Steve Auger opened up a discussion about Florida Housing's current affordability period requirements as well as those of other states. He provided a handout to the Board Members with information on each state's requirements and copies of letters he received from stakeholders in Florida voicing their views on the requirements.

John Rood, Chairman of Vestcor Companies; Rick Davis, from Wells Fargo; Steve Moore, from Vestcor Companies; David Deutch, from Pinnacle Housing Group; Jorge Lopez; and Francisco Rojo, from Landmark Companies, all spoke in support of lowering the affordability period to 30 years and/or the need to recapitalize properties already in Florida Housing's portfolio before they reach the end of the 50 year affordability period.

Mark Hendrickson, president of the Hendrickson Company, spoke in support of keeping the affordability period at 50 years.

After some discussion, Chairman Smith asked Mr. Auger to come back to the Board with ideas. Mr. Auger indicated that staff would put together a plan.

LEGAL

Item A, Cypress Trace Associates, Ltd., et al. Hugh Brown stated that Cypress Trace and seven other entities were allocated four percent tax credits between 1998 and 2002 and petitioned to seek a waiver of the rules that prohibit them from entering the qualified contract process during the extended use period to which they committed in their original applications, which vary from 30 to 50 years. He stated that the Petitioners also requested that the varying extended use periods all be reduced to 30 years if the QCP process is not successful. He asked the Board to approve staff's recommendation to grant the waivers, requiring each development to maintain a minimum 15 percent set aside for extremely low income tenants based on the area median income set forth in RFA 2016-019, and to execute amended documents to establish the new conditions.

Motion to approve staff's recommendation was made by Mr. Hawthorne with a second by Mr. Wheeler.

PUBLIC COMMENT

No public comment was offered.

Chairman Smith adjourned the meeting at 10:20 a.m.