

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
January 23, 2020**

TIME: 8:30 a.m.

LOCATION: City Centre
227 N. Bronough Street
Tallahassee, Florida

BOARD MEMBERS PRESENT:

Ron Lieberman, Chairman
Ray Dubuque, Vice Chairman
Ryan Benson
Sandra Einhorn
LaTasha Green-Cobb
Bill Gulliford
Ken Lawson

CORPORATION STAFF PRESENTING:

Bill Aldinger
Marisa Button
Sheila Freaney
David Hearn
Trey Price
Angie Sellers
Stephanie Sutton

OTHERS PRESENTING:

Sean Wilson, Blue Sky Communities/Coalition of Affordable Housing Providers
Karen Koch, Florida Supportive Housing Coalition

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

Chairman Lieberman asked Sheila Freaney to take the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, Ray Dubuque, Ryan Benson, Sandra Einhorn, LaTasha Green-Cobb, Bill Gulliford and Ken Lawson. No one was absent.

Trey Price introduced new Board Member Bill Gulliford and welcomed him to Florida Housing.

MINUTES

Item A, Approval of Minutes of the December 13, 2019, Board Meeting. Chairman Lieberman asked for a motion to approve the Minutes of the December 13, 2019, Board Meeting.

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

AUDIT COMMITTEE

Ray Dubuque informed the Board that the Audit Committee met on January 22, 2020, and discussed the 2020 Office of Inspector General charter and the 2020 Audit Committee charter, and received an update on Treasury's final audit of the Hardest-Hit Program. He stated that David Hearn updated the committee on information technology services.

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 Ms. Green-Cobb with a second by Mr. Benson. Motion passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Item A, Request for Applications (RFA) 2019-112 – Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County. Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 63 applications received in response to RFA 2019-112 for Housing Credit Financing for Affordable Housing Developments in Miami-Dade County and authorize the tentative selection of three applications for funding and invitation into credit underwriting. She stated that after the allocation, there would be no unallocated balance. She stated that if no notice of protest or formal written protest is filed, staff will issue an invitation into credit underwriting to the three applicants; however, if a notice of protest or formal written protest is filed, then at the completion of all litigation, staff will present all recommended orders for Board approval prior to issuing an invitation into credit underwriting to the applicant within the funding range.

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

Item B, Request for Applications (RFA) 2019-115 – Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments. Marisa Button asked the Board to approve the review committee’s recommendation that the Board adopt the scoring results of the 14 applications received in response to RFA 2019-115 for Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments and authorize the tentative selection of seven applications for funding and invitation into credit underwriting. She stated that after the allocation, an unallocated balance of \$2,638,843, and asked the Board to authorize the funding of the next four eligible applications for funding using that unallocated balance. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations into credit underwriting to the eleven applicants; however, if a notice of protest or formal written protest is filed, then at the completion of all litigation, staff will present all recommended orders for Board approval prior to issuing invitations into credit underwriting to those applicants within the funding range.

Motion to approve staff’s recommendation was made by Mr. Lawson with a second by Ms. Green-Cobb. Motion passed unanimously.

Item C, Request for Applications (RFA) 2019-118 – Elderly Housing Community Loan (EHCL) Financing. 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 2019-1118 for Elderly Housing Community Loan Financing and authorize them both for funding and invitation into credit underwriting. She stated that after the allocation, an unallocated balance of \$1,024,476 will remain, and as provided in the RFA, those remaining funds will be distributed as approved by the Board. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations into credit underwriting to the two applicants; however, if a notice of protest or formal written protest is filed, then at the completion of all litigation, staff will present all recommended orders for Board approval prior to issuing invitations into credit underwriting to those applicants within the funding range.

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

Item D, Request Approval to Provide Grant Funding for the Purchase and Installation of Permanent, Standby Generators for Supported Living Units that Serve Persons with Intellectual/Development Disabilities. Marisa Button asked the Board to authorize staff to proceed with offering up \$80,000 in grant funding to provide permanent standby generators to supportive living units serving persons with intellectual and developmental disabilities that were funded through previous Florida Housing RFAs.

Motion to approve staff’s recommendation was made by Ms. Green-Cobb with a second by Mr. Lawson. Motion passed unanimously.

PROFESSIONAL SERVICES SELECTION

Item A, Single Source Procurement for OnBase Licensing. David Hearn asked the Board to authorize staff to enter into negotiations for a single source contract with Hyland Software, Inc., to continue to provide Florida Housing’s document management system.

Motion to approve staff’s recommendation was made by Ms. Green-Cobb with a second by Mr. Lawson. Motion passed unanimously.

Item B, Single Source Procurement for the Affordable Housing Locator Subscription Service. Bill Aldinger asked the Board to authorize staff to enter into contract negotiations with Emphasys Computer Solutions to continue to provide housing locator services to Florida Housing.

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

Item C, Request for Qualifications (RFQ) 2019-18, Arbitrage Rebate Analyst Services Award. Angie Sellers asked the Board to authorize staff to enter into contract negotiations with both BLX Group, LLC, and Hawkins, Delafield & Wood, LLP, , the two firms that responded to RFQ 2019-18, to provide arbitrage rebate analyst services to Florida Housing.

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

STRATEGIC PLAN

Item A, Approval of Florida Housing Finance Corporation 2020 Strategic Plan. Chairman Lieberman turned the meeting over to Vice Chairman Ray Dubuque, who directed the staff to update the Strategic Plan during his tenure as Chairman, and he asked Bill Aldinger to present the updated Strategic Plan to the Board. Mr. Aldinger asked the Board to approve the proposed Florida Housing Finance Corporation 2020 Strategic Plan.

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

Ray Dubuque turned the meeting back over to Ron Lieberman.

PUBLIC COMMENT

Sean Wilson, president of Blue Sky Communities and Chairman of the Coalition of Affordable Housing Providers, introduced himself to the new Board Members and welcomed them to the Board.

Karen Koch, executive director of the Florida Supportive Housing Coalition, thanked the Board and staff for their continued efforts in the supportive housing arena and for placing high importance on it in the updated strategic plan.

Chairman Lieberman asked Legislative Director Stephanie Sutton to provide a legislative update at the next Board Meeting in March.

Chairman Lieberman adjourned the meeting at 9:22 a.m.