

**Florida Housing Finance Corporation
Telephonic Board of Directors' Meeting Minutes
September 4, 2020**

TIME: 1:30 p.m.

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

BOARD MEMBERS PRESENT:

Ron Lieberman, Chairman
Ray Dubuque, Vice Chairman
Ryan Benson
Sandra Einhorn
LaTasha Green-Cobb (via telephone)
Bill Gulliford (via telephone)
Jason Rojas

CORPORATION STAFF PRESENTING:

Bill Aldinger
Hugh Brown
Marisa Button
Laura Cox
Sheila Freaney
Trey Price
Angie Sellers

OTHERS PRESENTING:

Karen Koch, Florida Supportive Housing Coalition

Chairman Lieberman called the meeting to order at 1:37 p.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 (via telephone), Bill Gulliford (via telephone) and Jason Rojas. No one was absent.

PUBLIC COMMENT

No public comments were offered.

MINUTES

Item A, Approval of Minutes of the July 17, 2020, Board Meeting. Chairman Lieberman asked for a motion to approve the Minutes of the July 17, 2020, Board Meeting.

Motion to approve the Minutes was made by Ms. Einhorn with a second by Mr. Dubuque. 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. He stated that the office is open for business, although about 80% of staff is still working from home. He stated that Florida Housing is still practicing social distancing and is adhering to the Leon County mask mandate.

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. Dubuque, with a second by Ms. Einhorn. Sheila Freaney polled the Board and the motion passed unanimously.

AUDIT COMMITTEE UPDATE

Ray Dubuque reported that the Audit Committee met telephonically on August 18, 2020, to review the records management audit, the management review of inventory processes, and the follow-up to the multifamily audit. He stated there was also discussion on the OIG lottery process and the upcoming risk assessment.

CORONAVIRUS RELIEF FUND

Item A, Request Approval for the Proposed Methodology for the Second Allocation of Coronavirus Aid, Relief and Economic Security Act Coronavirus Relief Funds to Eligible Local Governments. Bill Aldinger reminded the Board that at the July Board Meeting they authorized staff to administer three strategies to provide housing assistance for households impacted by the COVID-19 pandemic using the \$250 million in State of Florida CARES Act coronavirus relief funds allocated by Governor DeSantis in June. He stated that Strategy Two provides up to \$120 in housing assistance for pandemic-impacted households with incomes at or below 120 percent of the area median income and is being administered at the local

level by participating SHIP jurisdictions, primarily to help eligible households meet their rent or mortgage payment obligations. He stated that at the July Board Meeting, the Board approved the methodology for the initial allocation of \$75 million of the \$120 authorized for Strategy Two. He stated that as of September 3, \$68,090,000 had been disbursed to participating local governments. He stated that Florida Housing's online portal is fully operational, and the first formal allocation utilization reports would be due on September 25.

Mr. Aldinger asked the Board to approve staff's recommendation to use the same approach and methodology used in the initial \$75 million allocation to allocate an additional \$44.8 million among the eligible jurisdictions.

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

LEGAL

Item A, Human Development Center, Inc. v. Florida Housing Finance Corporation. Hugh Brown asked the Board to approve the consent agreement in the Human Development Center, Inc. v. Florida Housing matter and issue a final order accordingly, which will result in Human Development Center being fully funded.

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

MULTIFAMILY PROGRAMS - ALLOCATIONS

Item A, Request Approval to Issue a Request for Applications (RFA) for Available Housing Credit Financing for Developments Located in Small Counties with an Aged Active Award of 9% Housing Credits. Marisa Button asked the Board to approve the reservation of \$750,000 for the issuance of a request for applications for 9% credits and authorize staff to develop and workshop the criteria for the RFA.

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

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Invitation to Negotiate (ITN) 2020-05, Needs Assessment for Homeless/Special Needs Households. Bill Aldinger asked the Board to authorize staff to enter into contract negotiations with the Corporation for Supportive Housing, Inc., to provide a needs assessment for homeless and special needs households.

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

Item B, Request for Qualifications (RFQ) 2020-06, Housing Stability for Homeless Schoolchildren. Bill Aldinger asked the Board to authorize Florida Housing to fund the proposed Housing Stability for Homeless Children Initiative in Alachua, Bay and Charlotte Counties.

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

Item C, Contract Renewal – Management Company Services. Laura Cox asked the Board to direct staff to proceed with a third and final one-year renewal option with Royal American Management and WRH Realty Services to provide management company services to Florida Housing.

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

Item D, Contract Renewal – Investment Manager Services. Angie Sellers asked the Board to direct staff to proceed with a three-year renewal option with MetLife Investment Management LLC, to provide investment manager services to Florida Housing.

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

HOMEBUYER LOAN PROGRAM BONDS. Angie Sellers asked the Board to approve the necessary funding, staff actions and the resolution to permit the issuance of the proposed 2021 Phase One Homeowner Mortgage Revenue Bonds.

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

Sandra Einhorn left the meeting.

PUBLIC COMMENT

Karen Koch, of the Florida Supportive Housing Coalition, thanked the Board for their continued support of persons with special and disabling needs and the homeless population.

Chairman Lieberman adjourned the meeting at 2:51 p.m.