

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

TIME: 9:35 a.m.

LOCATION: Hyatt Regency Orlando Airport
9300 Jeff Fuqua Blvd
Orlando FL 32827

BOARD MEMBERS PRESENT:

Ron Lieberman, Chairman
LaTasha Green-Cobb, Vice Chair
Ryan Benson
Sandra Einhorn
Bill Gulliford
Dev Motwani
Dane Eagle

CORPORATION STAFF PRESENTING:

Hugh Brown
Sheila Freaney
David Hearn
Trey Price
Zach Summerlin
Kevin Tatreau

OTHERS PRESENTING:

Shannon Nazworth, Ability Housing
Paula Rhodes, InVictus Development

Chairman Lieberman called the meeting to order at 9:30 a.m.

Ron Lieberman asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, LaTasha Green-Cobb, Ryan Benson, Sandra Einhorn, Bill Gulliford, Dev Motwani and Dane Eagle. Holly Raschein, and Mario Facella were absent.

PUBLIC COMMENT

No public comment was offered.

MINUTES

Item A, Approval of Minutes of the June 18, 2021, Board Meeting. Chairman Lieberman asked for a motion to approve the Minutes of the June 18, 2021, Board Meeting.

Motion to approve the Minutes was made by Mr. Benson with a second by Mr. Gulliford. Motion passed unanimously.

AUDIT COMMITTEE UPDATE

LaTasha Green-Cobb stated that during the Audit Committee meeting on June 29, 2021, the Committee received reports on the operational audit of the corporation's procurement process from the Inspector General's Office, and on the corporation's information technology security posture from David Hearn, CIO.

CONSENT AGENDA

Chairman Lieberman asked for a motion to approve the items on the Consent Agenda. Trey Price indicated that Legal Item G, Coral Gardens, would be pulled from the Consent Agenda for presentation and discussion.

Motion to approve the remaining items on the Consent Agenda was made by Mr. Benson, with a second by Ms. Einhorn. The motion passed unanimously.

Hugh Brown asked the Board to grant the Petitioner's request for a waiver of Rule 67-21.028(3)(a), Fla. Admin. Code (2020) to allow Coral Gardens to submit an application for non-competitive housing tax credits after commencement of construction, with the condition that within 30 days of the granting of this waiver, petitioner is required to submit a plan to Florida Housing outlining how they will satisfy any arrearages owed to the corporation, since they appeared on the most recent past due report. The Corporation has a separate rule that prohibits the issuance of any credits when arrearages are outstanding.

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

MULTIFAMILY PROGRAMS ALLOCATIONS

Item A, Total Development Cost Per Unit Limitation. Kevin Tatreau asked the Board to approve staff's recommendation to authorize a change to the TDC per unit limitation requirements for all RFAs from 2017-2018 RFA funding cycle through the 2020-2021 RFA funding cycle to have the same TDC per unit limitation requirements for credit underwriting and for cost certification processes if originally included a TDC per unit limitation process, and to authorize a re-examination of credit underwriting reports and final classifications previously completed relative to awards in the referenced RFAs and to re-evaluate any applicable developer fee penalties for noncompliance of the TDC per unit limitation requirements utilizing the adjusted amounts in the table in the Board Package if the applicant reelects to accept the change.

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

Item B, Development of RFA to Pilot Financing of Permanent Supportive Housing in Concert with Services Funding. Zach Summerlin asked the Board to authorize staff to carry out a formal public discussion on the development of an RFA for pilot financing of permanent supportive housing in concert with services funding with a goal of preparing a more complete package and bringing it back to the Board for approval before holding a workshop and the issuance of the RFA in late 2021 or early 2022.

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

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Competitive Solicitation for Audio-Visual Upgrades/Installations. David Hearn asked the Board to authorize staff to issue a competitive solicitation for the review, design, and installation of the requisite technology and equipment to make all or a subset of existing conference and presentation rooms capable of supporting hybrid meeting services.

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

Item B, Contract Extension for the Needs Assessment for Homeless/Special Needs Households. Zach Summerlin asked the Board to authorize staff to issue a contract extension to December 31, 2021, to the Corporation for Supportive Housing, Inc., the vendor conducting a needs assessment to identify affordable housing and supportive housing needs of special needs and homeless populations, as delays caused by the pandemic will prevent them from completing the assessment by the contract end date of September 17, 2021.

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

PUBLIC COMMENT

Shannon Nazworth, with Ability Housing, thanked the Board for authorizing a second round on the pilot program.

Paula Rhodes, with InVictus Development, thanked the Board for the approval of funding for Baytown Apartments at the June 18, 2021, Board Meeting.

Chairman Lieberman adjourned the meeting at 9:57 a.m.