

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
June 21, 2019**

TIME: 8:30 a.m.

LOCATION: Hyatt Regency Jacksonville
225 E. Coastline Drive
Jacksonville Florida

BOARD MEMBERS PRESENT:

Ray Dubuque, Chairman
Ron Lieberman, Vice Chair
Mario Facella
LaTasha Green-Cobb
Renier Diaz de la Portilla (arrived late)
Creston Leifried

CORPORATION STAFF PRESENTING:

Trey Price
Hugh Brown
Marisa Button
Sheila Freaney
Jesse Leon
Chris McGuire
Nancy Muller
Angie Sellers
Betty Zachem

OTHERS PRESENTING:

Chris Bryant, on behalf of Amelia Court at Creative Village
Doug Mason, on behalf of Hawthorne Park
Tourea Robinson, Director of Development for Aging True Communities Senior Services
Natalie Maxwell, Florida Legal Services
Shawn Wilson, Blue Sky Communities/Coalition of Affordable Housing Providers
Steve Moore, Ambar Riverview
Sean Frazier, Las Brisas

Chairman Dubuque called the meeting to order at 8:30 a.m. and asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ray Dubuque, Creston Leifried, Ron Lieberman, Mario Facella, and LaTasha Green-Cobb. Absent were Natacha Bastian, Renier Diaz de la Portilla (who joined the meeting later), Barney Smith and Ken Lawson.

MINUTES

Item A, Approval of Minutes of the May 10, 2019, Board Meeting. Chairman Smith asked for a motion to approve the Minutes of the May 10, 2019, Board Meeting.

Motion to approve the Minutes was made by Mr. Lieberman with a second by Mr. Facella.
Motion passed unanimously.

AUDIT COMMITTEE UPDATE

Ron Lieberman, Chairman of the Audit Committee, stated that the Committee met on June 20, 2019, and recommended that the Board accept the audit for the 2018 financial statements that was presented by Ernst and Young at the meeting.

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

FISCAL

Item A, Fiscal Year 2019/2020 Appropriation Allocation and Re-Allocation of Other Funding. Angie Sellers asked the Board to approve the allocation of the fiscal year 2019-2020 appropriation from the State Housing Trust Fund as follows:

- Florida Housing Data Clearinghouse – up to \$315,000, with any funds not used going to the SAIL Program
- SAIL Program - \$26,821,000

Renier Diaz de la Portilla entered the meeting room.

She also asked the Board to approve the reallocation of \$5 million in Guarantee Program funds to the SAIL Program, as well as the allocation of unrestricted net position as follows:

- SAIL - \$20 million
- SAIL Workforce Housing - \$15 million

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

HURRICANE HOUSING RECOVERY PROGRAMS (HHRP)

Item A, Request Approval of Proposed Allocation of Hurricane Housing Recovery Program Funding.

Nancy Muller asked the Board to approve the proposed allocation of Hurricane Housing Recovery Program funds to the eligible local governments as detailed in Exhibit A in the Board Package.

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

LEGAL

Item A, Ambar Riverview, Ltd., v. Florida Housing Finance Corporation and Las Brisas Trace, LP (Intervenor). Hugh Brown asked the Board to reject all the exceptions filed and issue a final order adopting the recommended order without changes in the Ambar Riverview, Ltd., v. Florida Housing matter.

Motion to approve staff's recommendation was made by Mr. Diaz de la Portilla with a second by Mr. Lieberman.

Steve Moore, of Ambar Riverview, Ltd., asked the Board to grant the exceptions filed and overturn the recommended order.

Betty Zachem, of Florida Housing, asked the Board to approve staff's recommendation and deny the exceptions.

Sean Frazier, on behalf of Las Brisas, supported staff's recommendation to deny the exceptions.

Michael Donaldson, counsel for Ambar, asked the Board to grant the exceptions filed and overturn the recommended order.

Motion passed unanimously.

Item B, In Re: Marika Tolz. Hugh Brown asked the Board to adopt the findings of fact and conclusions of law and the recommendation of the recommended order without changes, and issue a final order accordingly in the Marika Tolz matter.

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

Item C, Durham Place, Ltd. and Durham Place Developer, LLC v. Florida Housing Finance Corporation (Intervenor Amelia Court at Creative Village Phase II Partners, Ltd.); Amelia Court at Creative Village Phase II Partners, Ltd. v. Florida Housing Finance Corporation (Intervenor Hawthorne Park, Ltd.); HTG Banyan, LLC v. Florida Housing Finance Corporation (Intervenor HTG Heron Estates Family, LLC); Blue Pinellas, LLC v. Florida Housing Finance Corporation (Intervenor The Shores Apartments, Ltd.). Hugh Brown asked the Board to issue a final order recommending that HTG Banyan be awarded funding instead of HTG Heron Estates; recommending that Blue Pinellas be awarded funding instead of The Shores; and recommending that the exceptions filed by Amelia Court be rejected, that the Recommended Order of the Administrative Law Judge be adopted as Florida Housing's Final Order, and that Hawthorne Park be awarded funding.

Motion to approve staff's recommendation was made by Mr. Diaz de la Portilla with a second by Mr. Lieberman.

Chris Bryant, on behalf of Amelia Court at Creative Village, stated that he filed exceptions to preserve his right to appeal at a later date.

Doug Mason, on behalf of Hawthorne Park, argued against the exceptions filed by Mr. Bryant.

Chris McGuire, of Florida Housing, stated that Florida Housing's position continues to be that the application is still valid and eligible and should be funded; but if the Circuit Court makes a final determination later, that will be addressed then, but it is not part of the litigation at hand. He recommended that the Board accept the Recommended Order as is.

Motion passed unanimously.

Mr. Brown asked the Board to issue a final order adopting the stipulation and funding HTG Banyan instead of HTG Heron Estates.

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

Mr. Brown asked the Board to issue a final order adopting the stipulation and finding that Blue Pinellas be awarded funding instead of The Shores.

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

Item D, MHP Jordan Bayou, LLC v. Florida Housing Finance Corporation. Hugh Brown asked the Board to adopt the findings of fact and conclusions of law and the recommendations of the consent agreement as its final order and approve Jordan Park for funding.

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

Mr. Brown also asked the Board to authorize staff to use additional HOME allocation to fund all remaining Tier One applications in RFA 2019-109.

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

MULTIFAMILY PROGRAMS

Items A, Request Approval to Proceed with an Update to the Credit Underwriting Report for Bessie Dix Residential Community Group Home. Jesse Leon asked the Board to approve staff's recommendation to proceed with an update to the credit underwriting report for Bessie Dix Residential Community Group Home.

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

Items B, Request Approval to Proceed with an Update to the Credit Underwriting Report for Flora Residential Community Group Home. Jesse Leon asked the Board to approve staff's recommendation proceed with an update to the credit underwriting report for Flora Residential Community Group Home.

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

MULTIFAMILY PROGRAMS – ALLOCATIONS

Item A, Request for Applications 2019-108 SAIL Financing for Farmworker and Commercial Fishing Worker Housing. Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the one application received in response to RFA 2019-108, SAIL Financing for Farmworker and Commercial Fishing Worker Housing. She stated that the application received was deemed ineligible, and recommended to the Board that the funds from the RFA go back into the SAIL pot.

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

Item B, 2019-2020 Tentative Funding Amounts for Requests for Applications for Multifamily Developments. Marisa Button asked the Board to approve the tentative funding amounts for 2019-2020 for requests for applications for Multifamily developments.

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

Item C, Corrected Geographic Allocation for 2019 through 2021 SAIL Funding Cycles. Nancy Muller stated that at the May 10, 2019, Board Meeting, the Board approved the allocation split for the State Apartment Incentive Loan Program for the next three years, and subsequent to that approval, staff found a scrivener's error in the recommendation. She asked the Board to approve the corrected proposed allocation of resources for the SAIL Program between large, medium and small counties during 2019, 2020 and 2021 as follows:

- Large Counties – 53.8%
- Medium Counties – 36.2%
- Small Counties – 10%

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

PROFESSIONAL SERVICES SELECTION

Item A, Single Source Procurement for Affordable Housing Catalyst Program Services. Nancy Muller asked the Board to authorize staff to enter into a one-year single source contract with the Florida Housing Coalition 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 Mr. Lieberman with a second by Mr. Facella. Motion passed unanimously.

Item B, Contract Renewal for Insurance Agent of Record. Hugh Brown asked the Board to authorize staff to renew the existing contract with Rogers, Gunter, Vaughn Insurance to serve as the Corporation's insurance agent of record for corporate insurance for a five year period.

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

CONSENT AGENDA

Chairman Dubuque 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. Lieberman with a second by Mr. Facella. Motion passed unanimously.

PUBLIC COMMENT

Tourea Robinson, Director of Development for Aging True Communities Senior Services in Jacksonville, thanked the Board and staff for the support and backing of affordable senior housing properties in Jacksonville.

Natalie Maxwell, and attorney with Florida Legal Services, thanked the Board and staff for their continuing work on developing preservation strategies for affordable housing throughout the state.

Shawn Wilson, of Blue Sky Communities, and Chair of the Coalition of Affordable Housing Providers, echoed Ms. Robinson's comments, and thanked the Board for approving additional funding for the SAIL Program.

Chairman Dubuque adjourned the meeting at 10:03 a.m.