

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
October 31, 2019**

**TIME:** 8:30 a.m.

**LOCATION:** Tallahassee City Hall Commission Chambers  
300 South Adams Street  
Tallahassee, Florida

**BOARD MEMBERS PRESENT:**

Ray Dubuque, Chairman  
Mario Facella  
LaTasha Green-Cobb  
Ken Lawson  
Ron Lieberman

**CORPORATION STAFF PRESENTING:**

Bill Aldinger  
Hugh Brown  
Laura Cox  
Sheila Freaney  
Trey Price  
Angie Sellers  
David Westcott

**OTHERS PRESENTING:**

Shannon Nazworth, Ability Housing and the Supportive Housing Coalition

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

Chairman Dubuque asked Sheila Freaney to take the roll.

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

Trey Price introduced Bill Aldinger as Florida Housing's new Policy Director.

Mr. Price announced that Special Assets Consent Item D was being pulled from the Consent Agenda for discussion and Legal Consent Item I was being pulled from consideration completely.

### **MINUTES**

**Item A, Approval of Minutes of the September 20, 2019, Board Meeting.** Chairman Dubuque asked for a motion to approve the Minutes of the September 20, 2019, Board Meeting.

Motion to approve the Minutes was made by Mr. Lawson 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 with the exception of Special Assets Item D and Legal Item I.

Motion to approve the remaining items on the Consent Agenda was made by Mr. Lawson with a second by Mr. Lieberman. Motion passed unanimously.

### **AUDIT COMMITTEE**

Ron Lieberman informed the Board that the Audit Committee met on October 30, 2019. He stated that the Inspector General's Office presented the draft of the 2019 Risk Assessment and provided an update on the ongoing audit of the Multifamily programs.

### **FINANCE**

Angie Sellers provided the 2020 draft Operating Budget to the Board Members for their review before the December 13, 2019, Board Meeting, when it will be presented for approval. She asked the Board Members to contact her with any questions prior to the December meeting.

## **PROFESSIONAL SERVICES SELECTION**

**Item A, Competitive Solicitation for Arbitrage Rebate Analyst Services.** Angie Sellers asked the Board to authorize staff to begin the competitive solicitation process to select one or more arbitrage rebate analyst service providers.

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

**Item B, Competitive Solicitation for a Single Family Cash Flow Provider.** Angie Sellers asked the Board to authorize staff to begin a competitive solicitation process for single-family cash flow provider services.

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

**Item C, Rule Development for Chapter 67-49, F.A.C.** Hugh Brown asked the Board to authorize staff to begin rule development for Rule 67-49, Florida Administrative Code, which governs Florida Housing's procurement of commodities and contractual services.

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

**Item D, Single Source Procurement for Oversight of Cost/Benefit Research on High Needs/High Cost Pilot Developments.** Bill Aldinger asked the Board to authorize staff to enter into negotiations for a single source contract with the Corporation for Supportive Housing to provide cost/benefit research on high needs/high cost pilot developments.

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

## **SINGLE FAMILY BONDS – FINANCE**

**Item A, Single Family Homeownership Program.** Angie Sellers asked the Board to approve the necessary funding, staff actions and the resolution to permit the issuance of the proposed 2020 Phase One Homeowner Mortgage Revenue Bonds.

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

## **SPECIAL ASSETS**

**Item A, Request Approval of the Extension of the PLP Loan for Cypress Senior Village, LLC, a Florida Limited Liability Company.** Laura Cox stated that this item was pulled from the Consent Agenda for discussion. She asked the Board to approve the extension to December 31, 2021, of the PLP loan term for Cypress Senior Village, and direct staff to proceed with loan document modification activities.

Motion to approve staff's recommendation was made by Mr. Green-Cobb with a second by Mr. Lawson.

Chairman Dubuque expressed his concerns about granting an extension for a development that was initially awarded funding in 2006 and was still not built.

Becky Sue Mercer, Executive Director of the Arcadia Housing Authority, expressed to the Board the Authority's desire and ability to see this development through to completion if given the extension.

Mr. Lawson asked if updates could be provided to the Board over the next two years if the extension was approved. Ms. Cox stated that progress reports could be made a part of each Information section of the Board packages. Mr. Lawson asked for updates every six months.

The motion passed by a vote of three to two, with Mr. Dubuque and Ms. Green-Cobb casting the dissenting votes.<sup>1</sup>

## **2019-2020 STRATEGIC PLANNING PROCESS**

Bill Aldinger informed the Board that staff's objective was to provide a first draft of the updated Strategic Plan available for Board and public review prior to the Thanksgiving holiday.

Chairman Dubuque stated that he hoped to have the final version ready to be approved at the December Board Meeting in Orlando and asked all Board Members and stakeholders to provide their input as soon as possible.

## **PUBLIC COMMENT**

Shannon Nazworth, of Ability Housing and the Florida Supportive Housing Coalition, expressed her hope that the Board would continue to focus on housing for homeless and special needs households in the updated Strategic Plan.

Chairman Dubuque adjourned the meeting at 9:14 a.m.

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<sup>1</sup> Although a majority voted to extend the expiration date, Florida Housing's statute requires four affirmative votes for a motion to pass even if a majority votes in favor, so the motion failed and will be readdressed at the next meeting.