

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
December 10, 2021**

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

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

**BOARD MEMBERS PRESENT:**

Ron Lieberman, Chairman  
Ryan Benson  
Mario Facella  
Bill Gulliford  
David Hall  
Dev Motwani  
Adam Callaway

**CORPORATION STAFF PRESENTING:**

Marisa Button  
Laura Cox  
Sheila Freaney  
Trey Price  
Angie Sellers  
David Westcott  
Betty Zachem

**OTHERS PRESENTING:**

Doug McCree, First Housing  
Brian Postlewait, Homeless Services, Inc./Florida Coalition to End Homelessness

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

Ron Lieberman asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, Ryan Benson, Mario Facella, Bill Gulliford, David Hall, Dev Motwani and Adam Callaway. Absent was Sandra Einhorn.

Trey Price introduced and welcomed new Board Member David Hall to Florida Housing's Board.

#### **PUBLIC COMMENT**

No public comment was offered.

#### **MINUTES**

**Item A, Approval of Minutes of the October 22, 2021, Board Meeting.** Chairman Lieberman asked for a motion to approve the Minutes of the October 22, 2021, Board Meeting.

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

Trey Price introduced Doug McCree, of First Housing, who updated the Board on the situation at the Hilltop Village development in Jacksonville. He stated that they continue to monitor and visit the development. First Housing last visited the property on 12/6/2021 inspecting 26 units and all units failed the inspection for a variety of reasons. On the day of the monitoring visit, Terminix, who is the current rodent pest control company under contract, trapped 35 mice. Property management reported Terminix is on site daily during weekdays. Based upon this, there continues to be a rodent problem.

#### **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. Gulliford, with a second by Mr. Benson. The motion passed unanimously.

#### **FISCAL**

**Item A, Approval of 2022 Operating Budget.** Angie Sellers asked the Board to approve the 2022 Operating Budget.

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

## **HOMEOWNERSHIP PROGRAMS**

**Item A, Competitive Solicitation for the Homebuilders New Construction Pilot Program.** David Wescott asked the Board to authorize the competitive solicitation for the Homebuilders New Construction Pilot Program to be issued in early 2022 with the final recommendations being presented to the Board at the March 2022 Board Meeting.

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

## **LEGAL**

**Item A, Regatta Bay Partners, Ltd. v. Florida Housing Finance Corporation, et al.** Betty Zachem, Assistant General Counsel, asked the Board to adopt the settlement agreement and issue a final order in the Regatta Bay Partners, Ltd. v. Florida Housing Finance Corporation matter.

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

## **MULTIFAMILY PROGRAMS**

**Item A, RFA 2021-211 Development Viability Loan Funding.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the five applications received in response to RFA 2021-211 for Development Viability Loan Funding and authorize the tentative selection of five applications for funding and invitation into credit underwriting.

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

Ms. Button also asked the Board to approve staff's recommendation to designate the remaining \$10.7 million in the RFA 2021-211 funding pot to pull up any additional remaining self-sourced applications that were submitted in RFA 2021-205, for SAIL funding.

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

**Item B, RFA 2021-205 SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 90 applications received in response to RFA 2021-205 for SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits and authorize the tentative selection of 14 applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will continue credit underwriting the applications; 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 to the for Board approval prior to proceeding.

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

Ms. Button also asked the Board to approve staff's recommendation to designate the remaining \$1,703,040 in the RFA 2021-205 funding pot to fund two additional self-sourced applications when combined with the \$10.7 million from RFA 2021-211 previously approved.

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

**Item C, RFA 2021-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 21 applications received in response to RFA 2021-202 for Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties and authorize the tentative selection of eight applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will continue credit underwriting the applications; 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 to the for Board approval prior to proceeding.

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

**Item D, RFA 2021-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 78 applications received in response to RFA 2021-201 for Housing Credit Financing for Affordable Developments Located in Medium and Small Counties and authorize the tentative selection of 10 applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will continue credit underwriting the applications; 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 to the for Board approval prior to proceeding.

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

Ms. Button also asked the Board to approve staff's recommendation to designate the remaining \$576,850 in the RFA 2021-201 funding pot, together with two previously returned funding amounts from 2018 and 2019 RFAs for 9% medium county awards, to fund the next two eligible applications received for RFA 2021-201.

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

**Item E, Request for Approval of the Development of an RFA for 9% Housing Credits for Developments Located in Duval County.** Marisa Button asked the Board to authorize staff to proceed with the development of an RFA for Duval County utilizing the returned 9% Housing Credits and authorize the Executive Director to establish a review committee for the RFA to make recommendations for award to the Board.

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

**Item F, Request for Approval of the Development of an RFA for Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities.** Marisa Button asked the Board to authorize staff to proceed with the development of an RFA utilizing remaining grant funding and authorize the Executive Director to establish a review committee for the RFA to make recommendations for award to the Board.

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

**Item G, Non-Competitive Application Package and Corporation Tax-Exempt Allocation Authority.** Marisa Button asked the Board to authorize staff to re-open the Non-Competitive Application Package (NCAP) on January 1, 2022, for Applicants proposing New Construction or Redevelopment, and then re-open the NCAP for Applicants proposing Rehabilitation or Preservation on February 1, 2022.

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

#### **PROFESSIONAL SERVICES SELECTION (PSS)**

**Item A, Single Source Procurement for the Affordable Housing Locator Subscription Service.** Betty Zachem asked the Board to authorize staff to proceed with contract negotiations with Emphasys Computer Solutions, Inc., for a new one-year contract to continue to provide Affordable Housing Locator Subscription Services to Florida Housing.

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

**Item B, Contract Renewal for the 2019 Injured Veterans Housing Pilot Program.** David Westcott asked the Board to direct staff to proceed with a one-year renewal contract renewal option with Building Homes for Heroes, Inc., to continue to provide services under the 2019 Injured Veterans Housing Pilot Program.

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

### **ELECTION OF CHAIR AND VICE CHAIR**

Ryan Benson made a motion to nominate Ron Lieberman as Chair for 2022 with a second by David Hall. There were no other nominations. Motion passed unanimously.

Bill Gulliford made a motion to nominate Mario Facella as Vice Chair for 2022 with a second by David Hall. There were no other nominations. Motion passed unanimously.

### **PUBLIC COMMENT**

Brian Postlewait, chief operating officer at Homeless Services, Inc., and the vice president of the Florida Coalition to End Homelessness, thanked the Board for its continued efforts to house the homeless and encourage the Board to do even more in the future.

Trey Price thanked outgoing Board Member Bill Gulliford for his dedicated service on the Board and presented him with a plaque in appreciation.

Chairman Lieberman adjourned the meeting at 9:58 a.m.