

**Florida Housing Finance Corporation  
Telephonic Board of Directors' Meeting Minutes  
January 22, 2021**

**TIME:** 1:30 p.m.

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

**BOARD MEMBERS PRESENT:**

Ron Lieberman, Chairman  
LaTasha Green-Cobb, Vice Chair  
Ray Dubuque  
Ryan Benson  
Sandra Einhorn (via telephone)  
Bill Gulliford  
Dev Motwani (via telephone)  
Adam Callaway

**CORPORATION STAFF PRESENTING:**

Hugh Brown  
Marisa Button  
Laura Cox  
Sheila Freaney  
Trey Price

**OTHERS PRESENTING:**

Ben Haas, Lower Density for Lower Sugarloaf  
Ezra Krieg, Delray Beach Housing Authority  
Jesse Saginor, Delray Beach Housing Authority

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 (via telephone), LaTasha Green-Cobb, Bill Gulliford, Dev Motwani (via telephone) and Adam Callaway. No one was absent.

### **PUBLIC COMMENT**

Ben Haas, representing Lower Density for Lower Sugarloaf, spoke in opposition to the Dockside at Lower Sugarloaf and Landings at Lower Sugarloaf projects.

Ezra Krieg, of the Delray Beach Housing Authority Board of Commissioners, spoke in support of their Island Cove project and encouraged the Board's approval.

### **INTRODUCTIONS**

Trey Price introduced and welcomed newly appointed Board Member Dev Motwani and Adam Callaway, the designated DEO member attending in place of Dane Eagle.

### **MINUTES**

**Item A, Approval of Minutes of the December 4, 2020, Board Meeting.** Chairman Lieberman asked for a motion to approve the Minutes of the December 4, 2020, Board Meeting.

Motion to approve the Minutes was made by Mr. Gulliford with a second by Mr. Benson. Sheila Freaney polled the Board and the motion passed unanimously. Dev Motwani abstained from voting, as he was not a member of the Board at that time.

### **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 with about 75-80% of staff still working from home.

### **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 Mr. Gulliford.

Mr. Gulliford asked about the increased volume of rule waiver requests in the Consent Agenda. Marisa Button stated that Multifamily staff scheduled two RFA workshops prior to the March Board Meeting where rule waivers would be discussed with the stakeholder community, including the possibility of restriction on future competitive resources after a waiver has been granted. Mr. Dubuque and Ms. Einhorn echoed Mr. Gulliford's concerns and thanked Ms. Button for moving to address the issue.

Chairman Lieberman mentioned that he was the builder of Heron Woods, the subject of the Consent item, but had nothing to do with the financing and has no financial stake in the project.

Sheila Freaney polled the Board and the motion passed unanimously.

### **AUDIT COMMITTEE UPDATE**

LaTasha Green-Cobb reported that the Audit Committee met on January 21, 2021. She stated that representatives from Ernst & Young presented the plans for the 2020 Financial Audit, which were approved by the Committee.

Ms. Green reported that the performance review of Executive Director Trey Price was presented by Ron Lieberman and the performance review of Inspector General was presented by Chris Hirst.

Ms. Green reported that the Committee wants to have a Board workshop on March 11 before the next Board Meeting.

### **LEGAL**

**Item A, Sherwood Oaks Preservation, LP, et al vs. Florida Housing Finance Corporation.** Hugh Brown asked the Board to adopt the consent agreement and issue a final order in the Sherwood Oaks Preservation, LP, et al vs. Florida Housing matter.

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

### **MULTIFAMILY PROGRAMS**

**Item A, Consolidated Appropriations Action of 2021 – Additional Allocation Authority in Qualified Disaster Areas.** Marisa Button asked the Board to authorize staff to add to the pot of funding available in RFA 2020-201 to award additional eligible applications in qualified disaster areas subject to Florida Housing's county award tally, regardless of county size.

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

**Item B, RFA 2020-101 Elderly Housing Community Loan Program.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the two applications received in response to RFA 2020-101 for the Elderly Housing Community Loan Program and authorize the tentative selection of the two applications for funding and invitation into credit underwriting. She stated that after the allocation, there would be an unallocated balance of \$1.6 million in in SAIL funding but tabled a recommendation for a later date.

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

**Item C, RFA 2020-201 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 84 applications received in response to RFA 2020-201 for Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties and authorize the tentative selection of 13 applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will issue an invitation into credit underwriting to the applicants; 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 for Board approval prior to issuing an invitation into credit underwriting to the applicant within the funding range. She stated that after the allocation, there would be an unallocated balance of \$462,051 in 9 percent housing credits, but tabled a recommendation for a later date.

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

**Item D, RFA 2020-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 50 applications received in response to RFA 2020-203 for Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County and authorize the tentative selection of three applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will issue an invitation into credit underwriting to the applicants; 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 for Board approval prior to issuing an invitation into credit underwriting to the applicant within the funding range.

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

**Item E, RFA 2020-205 SAIL Financing for 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 2020-205 for SAIL for Financing for Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits and authorize the tentative selection of 17 applications for funding and invitation into credit underwriting. She stated that if no notice of protest or formal written protest is filed, staff will issue an invitation into credit underwriting to the applicants; 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 for Board approval prior to issuing an invitation into credit underwriting to the applicant within the funding range. She stated that after the allocation, there would be an unallocated balance of just over a half million dollars, but tabled a recommendation for a later date.

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

**Item F, RFA 2020-206 HOME Financing for the Construction of Small, Rural Developments.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the nine applications received in response to RFA 2020-206 for HOME Financing for the Construction of Small, Rural Developments and authorize the tentative selection of six applications for funding and invitation into credit underwriting, using an additional \$4 million from the Federal HOME Program. She stated that if no notice of protest or formal written protest is filed, staff will issue an invitation into credit underwriting to the applicants; 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 for Board approval prior to issuing an invitation into credit underwriting to the applicant within the funding range.

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

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

**Item A, Request for Qualifications (RFQ) 2020-12 for Real Estate Brokerage Services.** Laura Cox asked the Board to authorize staff to enter into contract negotiations with both CBRE, Inc., and Marcus & Millichap Real Estate Investment Services of Florida, Inc., to provide real estate brokerage services to Florida Housing.

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

### **PUBLIC COMMENT**

Jesse Saginor, chairperson of the Delray Beach Housing Authority, expressed his support for the Island Cove project and his appreciation to the Board for its support.

Chairman Lieberman adjourned the meeting at 2:45 p.m.