

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
June 10, 2011**

TIME: 8:30 a.m.

LOCATION: Hyatt Regency Orlando Airport
9300 Airport Blvd.
Orlando, Florida

BOARD MEMBERS PRESENT:

Len Tylka, Chairman
Cliff Hardy, Vice Chairman
Marilyn Carl
Mary Demetree
Lynn Hanfman
Natacha Munilla
Barney Smith

CORPORATION STAFF PRESENT:

Stephen P. Auger
Wayne Conner
Laura Cox
Sheila Freaney
Barbara Goltz
Wellington Meffert
Nancy Muller
Stephanie Sgouros
Jacqui Sosa
Kevin Tatreau
David Westcott

ADVISORS AND OTHERS PRESENT:

Junious Brown, Nabors, Giblin & Nickerson
Bill Johnston, WLJ Partners/Tibor Capital
Mike Patillo, Ernst & Young

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

Chairman Tylka introduced and welcomed new Board Members Natacha Munilla, Barney Smith and Mary Demetree to the Florida Housing Board of Directors.

MINUTES

Item A, Approval of Minutes of March 18, 2011, Board Meeting. Chairman Tylka asked for a motion to approve the Minutes of the March 18, 2011, Board Meeting.

Motion to approve the Minutes was made by Mr. Hardy with a second by Ms. Carl.
Motion passed unanimously.

Item B, Approval of Minutes of May 16, 2011, Telephonic Board Meeting. Chairman Tylka asked for a motion to approve the Minutes of the May 16, 2011, Telephonic Board Meeting.

Motion to approve the Minutes was made by Ms. Hanfman with a second by Ms. Carl.
Motion passed unanimously.

MISCELLANEOUS

Item A, Ratification of Board Action at May 16, 2011, Telephonic Board Meeting.

Wellington Meffert asked the Board to ratify all Board actions taken during the May 16, 2011, Telephonic Board Meeting.

Motion to ratify Board actions was made by Mr. Hardy with a second by Ms. Hanfman.
Motion passed unanimously.

AUDITED FINANCIAL STATEMENTS

Item A, Presentation of 2010 Audited Financial Statements. Barb Goltz introduced Mike Patillo, a partner with Ernst and Young, who presented the Board with the results of its audit of Florida Housing Finance Corporation for the year 2010.

Item B, Acceptance of the 2010 Audited Financial Statements. Barb Goltz asked the Board to accept the audit as presented by Ernst & Young.

Motion to accept the audited financial statements presented by Ernst & Young was made by Mr. Hardy with a second by Ms. Carl. Motion passed unanimously.

HARDEST-HIT FUND

Hardest-Hit Fund Program Update. David Westcott provided an update on the Hardest Hit Program and briefed the Board on the data from the program since the April 18, 2011, statewide roll out.

PRESENTATION ON FINANCING MULTIFAMILY RENTAL HOUSING

Nancy Muller, Kevin Tatreau and Wayne Conner gave a brief presentation on financing multifamily rental housing in the past and in the current economic climate.

COMPLIANCE

Item A, Request Authorization to Commence Rule Amendment Process. Barb Goltz asked the Board to authorize staff to commence the rule amendment process for Rule Chapter 67-53 which governs compliance procedures.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Mr. Smith. Motion passed unanimously.

FISCAL

Item A, Approval of Use of Uncommitted Funds. Barb Goltz asked the Board to approve the use of funds as set forth in the write up in the Board Package, including the use of uncommitted funds in the State Apartment Incentive Loan Program (SAIL) and Predevelopment Loan Program (PLP) and to authorize the use of \$30 million in uncommitted funds in the State Housing Trust Fund, the Local Government Housing Fund, and income earned on hurricane recovery funds for the SHIP program, and \$0.4 million for the Catalyst Program and Florida Housing's contract with the Shimberg Center.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Ms. Hanfman. Motion passed unanimously.

LEGAL

Item A, HTG Harbor Village, Ltd. v. Florida Housing Finance Corporation. Wellington Meffert asked the Board to adopt the recommended order of the administrative law judge, the conclusions of law, the findings of fact, and the recommendation as its own and issue a final order accordingly in the HTG Harbor Village, Ltd. v. Florida Housing Finance Corporation matter.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Ms. Carl. Motion passed unanimously.

LEGISLATIVE

Item A, Legislative Update. Jacqui Sosa provided a recap of the 2011 Legislative session and bills pertaining to Florida Housing.

The Chairman called a brief recess.

MULTIFAMILY BONDS

Item A, Groves of Delray II. Wayne Conner asked the Board to approve the final credit underwriting report for Groves of Delray II subject to further approvals and verification by the credit underwriter, bond counsel, special counsel and Florida Housing staff.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Ms. Carl. Motion passed unanimously.

Item B, Kings Terrace. Wayne Conner asked the Board to approve the final credit underwriting report for Kings Terrace subject to further approvals and verification by the credit underwriter, bond counsel, special counsel and Florida Housing staff.

Motion to approve staff's recommendation was made by Ms. Demetree with a second by Ms. Hanfman. Motion passed unanimously.

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Request for Qualifications (RFQ) for Inclusion in Pool of Energy Consumption Providers. Barb Goltz asked the Board to accept the results of the review committee for the RFQ for energy consumption providers.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Ms. Carl. Motion passed unanimously.

Item B, Request for Proposals to Assist in Evaluating Capital and Rehabilitation Needs of Older Properties in Florida Housing's Portfolio. Nancy Muller asked the Board to authorize staff to begin the solicitation process to procure professional services to perform physical needs assessments on a representative sample of properties in Florida Housing's portfolio that are 15-plus years old, and to authorize the executive director to establish a review committee to review the responses and make a recommendation to the Board.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Mr. Smith. Motion passed unanimously.

Item C, Approval of Housing Counseling Agencies for the Hardest Hit Fund for Unemployment Mortgage Assistance and Mortgage Loan Reinstatement Programs. David Westcott asked the Board to authorize staff to enter into contract negotiations with five of the six recent offerors to provide counseling for the Hardest Hit Fund for Unemployment Mortgage Assistance and Mortgage Loan Reinstatement Programs contingent upon receipt of documentation as outlined in staff's printed recommendation. He also asked the Board to approve the review committee's recommendation to reject the response from Genus Financial, a prior respondent to the Request for Proposals, and authorize staff to suspend receipt of new responses, as there is now adequate coverage across the state.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Ms. Hanfman. Motion passed unanimously.

STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)

Item A, Request Award of SAIL Funding for Madison Reserve. Kevin Tatreau asked the Board to approve staff's recommendation to approve SAIL funds for Madison Reserve in an amount up to \$3 million allocated in accordance with the terms of the SAIL loan program and subject to credit underwriting standards and Rule 67-48, FAC.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Ms. Demetree. Motion passed unanimously.

Item B, Request Approval of Credit Underwriting Report for Madison Reserve. Kevin Tatreau asked the Board to approve staff's recommendation to approve the credit underwriting report for Madison Reserve.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Ms. Demetree. Motion passed unanimously.

UNIVERSAL CYCLE

Item A, 2011 Universal Application Cycle – Rulemaking. Steve Auger asked the Board to approve the proposed underline/strike through Rules and Universal Application as presented, authorize staff to file the rules with the Office of Financial Accountability and Regulatory Reform (OFARR) for review and consent, and upon receipt of OFARR's consent, authorize staff to file the rules for adoption following the Rule Hearing if a Notice of Change (NOC) is not required. If the Board requires that substantial modifications be made prior to approval of the proposed Rules and Application, staff recommends that a telephonic board meeting be called to obtain Board approval of the Notices of Proposed Rulemaking (NPRs) so that OFARR's consent can be obtained, the required review by the Joint Administrative Procedures Committee (JAPC) can commence, and the documents can be filed for publication in the Florida Administrative Weekly. If, following the Rule Hearing, a NOC is required, authorize the Chair to determine whether the NOC makes material, substantive changes to the rule chapters. If he determines that it does not, staff recommends that the Board approve such NOCs without the requirement of another Board meeting. In the alternative, if the Chair determines that any NOC does make material, substantive changes to the rule chapters, staff recommends that a telephonic board meeting be called to obtain Board approval for any required changes, with such changes to be ratified at the next regularly scheduled Board meeting.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Mr. Hardy. Motion passed unanimously.

CONSENT AGENDA

Mr. Auger noted that the Home Rental Consent Item A write up was incorrect in the bound Board Package and stated that the correct version was handed out to the Board prior to the meeting, so that item would be addressed separately from the Consent Agenda.

Chairman Tylka asked the Board to approve the items on the Consent Agenda excluding Home Rental Item A.

Motion to approve staff's recommendations for items on the Consent Agenda was made by Ms. Carl with a second by Ms. Demetree. Motion passed unanimously.

Home Rental Consent Item A, Everglades Farm Worker Village. Mr. Tatreau asked the Board to approve an amenity swap for Everglades Farm Worker Village and direct staff to proceed with amending the Land Use Restriction Agreement.

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

Hearing no further business, the March 18, 2011, Board of Directors' Meeting was adjourned at 11:52 a.m.