

Florida Housing Finance Corporation
Telephonic Board of Directors' Meeting Minutes
July 24, 2013

TIME: 9:30 a.m.

LOCATION: Via Telephone

BOARD MEMBERS PRESENT:

Len Tylka, Chairman
Mary Demetree
John Hawthorne
Brian Katz
Natacha Munilla
Barney Smith

CORPORATION STAFF PRESENT:

Stephen P. Auger
Sheila Freaney
Nicole Gibson
Wellington Meffert
David Westcott

Chairman Tylka called the meeting to order at 9:30 a.m.

Steve Auger called the roll and assured there was a quorum.

HOME RENTAL

Item A, Request Approval of Efforts to Meet HUD Deadlines for HOME Allocations. Steve Auger reminded the Board that Florida Housing receives a federal HOME allocation each year, which has traditionally been split evenly between multifamily and single family programs, that must be committed within two years of the allocation. He stated that in addition, any program income, deobligated funds or additional allocation must be committed prior to the annual allocation being committed. He added that in the last several years when Florida Housing did not receive any state funds, the HOME funds have been used to plug the SAIL gap on the multifamily side and to provide down payment assistance on the single family side. He stated that in recent years, some of the funds were used for the homeownership Self-Help Model. He stated that through program income and deobligations, by October 2012, Florida Housing was left with \$9.7 of funds with a commitment deadline of July 31, 2013, and \$4.7 million was committed to the homeless rental development awarded Low Income Housing Tax Credits in the last Universal Application Cycle in December 2012 and \$5.6 million was committed to the HOP program; however, that leaves \$8.9 million to be committed by July 31, 2013.

Mr. Auger asked the Board to approve staff's recommendation to use the remaining HOME funds for a tenant based rental assistance program (TBRA) pursuant to Rule Chapter 67-57, Florida Administrative Code, in order to provide short term assistance to families in need due to natural disasters, medical expenses, job loss, etc. He stated that staff contacted previous TBRA Program recipients and most were willing to sign initial commitments of up to \$500,000 each.

Motion to approve staff's recommendation was made by John Hawthorne with a second by Natacha Munilla.

John Hawthorne asked if the selected entities would be required to make efforts to serve smaller counties. Mr. Auger stated that Florida Housing would encourage them to do so. He added that there would be further discussion of the use of HOME funds that expire in July 2014 at the August Board Meeting, and that can include a discussion on efforts being made to reach out to smaller areas.

Barney Smith asked how long the PHAs would have to spend the money, who will be doing the evaluations for awards, and if Florida Housing would award the funds as a lump sum or over time. Steve Auger stated that PHAs have two years to disburse the funds. He stated the PHAs would be doing the evaluations, as they are already set up to complete the process, but Florida Housing would be verifying the information. He added that the money would not be disbursed as a lump sum, but as it is allocated by the PHAs.

Motion passed unanimously.

Len Tylka expressed his concerns about legislators not being educated about Florida Housing and its programs and therefore, voting on legislation without knowing the full story. Mary Demetree echoed Mr. Tylka's concerns. Steve Auger stated that the most recent legislative session was Florida Housing's most successful in several years, and that was the result of the continued strategic educational efforts of Florida Housing staff, as well as the Coalition of Affordable Housing Providers, the Coalition for Supportive Housing and the Florida Coalition for the Homeless, with the members of Florida Housing's substantive committees, budget committees and the joint audit committee. He added that it is a perpetual challenge to educate current legislators on Florida Housing programs and funding sources, as due to term limits, there is always a new group of people who start from square one each year just as the group that has been around a number of years and are up to speed are leaving.

Barney Smith suggested that Board Members need to be more proactive in their own districts and meet with their legislators outside of Tallahassee and session and he asked staff to provide talking points for use in the meetings. Mr. Auger agreed to provide up-to-date talking points.

John Hawthorne suggested that new legislators especially need to be educated from the very beginning so they have the correct information in hand before they get the wrong information from other sources.

Mr. Auger stated that in conjunction with the August Board Meeting in Tampa, staff has already set up meetings with new legislators and also invited them to join a bus tour of Florida Housing properties on Thursday, August 8, from 2:00 to 4:00 p.m.

Hearing no further business, Chairman Tylka asked for a motion to adjourn the July 24, 2013, Telephonic Board of Directors' Meeting.

Motion to adjourn was made by Mr. Hawthorne with a second by Mr. Smith. Motion passed unanimously.

Chairman Tylka adjourned the meeting at 9:57 a.m.