

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
July 22, 2005**

TIME: 9:00 a.m.

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

BOARD MEMBERS PRESENT:

Terry Santini, Chairman
Lynn Stultz, Vice Chairman
Cesar Calvet
David Oellerich
Zully Ruiz
Jay Taylor
Sandra Terry

CORPORATION STAFF PRESENT:

Orlando Cabrera, Executive Director
Steve Auger
Wayne Conner
Laura Cox
Sheila Freaney
Barbara Goltz
Esrone McDaniels
Wellington Meffert
Nancy Muller
Sunny Phillips
Ian Smith

ADVISORS AND OTHERS PRESENT:

Robert Gray, Strategic Planning Group
Tom Lang, Shuffield, Lowman
Bill Johnston, WLJ Capital/TIBOR Partners
Mark Mustian, Nabors, Giblin & Nickerson

Chairman Santini called the Board of Directors' meeting to order at 9:00 a.m., and confirmed that a quorum was present.

MINUTES

Chairman Santini asked for a motion to approve the Minutes of the April 22, 2005, and the June 10, 2005, Board Meetings.

Motion to approve the Minutes was made by Mr. Taylor with a second by Secretary Cohen. Motion passed unanimously.

PRESENTATION ON LAND COSTS IN FLORIDA

Chairman Santini recognized Nancy Muller, who introduced Robert Gray, Chairman and CEO of Strategic Planning Group, an economics planning and affordable housing consulting firm in Jacksonville. Mr. Gray gave an informative presentation on the issue of rising land costs in the State of Florida.

FINANCE

Chairman Santini recognized Barb Goltz to brief the Board on fiscal matters.

Item A, Investment Policy. Ms. Goltz asked the Board to authorize the Executive Director to modify the corporation's investment policy which has not been updated since it was established in 1998. She added that the revised policy would be brought back to the Board at the August meeting.

Motion to approve the recommendation was made by Mr. Taylor with a second by Mr. Calvet. Motion passed unanimously.

HOMEOWNERSHIP

Chairman Santini recognized Esrone McDaniels to brief the Board on Homeownership matters.

Item A, Homeownership Expo. Mr. McDaniels said that the Homeownership Expo and events held on June 10-11 in Orlando were a great success and very well attended. He presented a video highlighting the events.

LEGAL

Chairman Santini recognized Wellington Meffert to brief the Board on legal matters.

Items A and B, Revised Petition for Negotiated Rulemaking. Mr. Meffert deferred to Tom Lang to present the item. Mr. Lang stated that a petition was filed by some low income housing advocates asking Florida Housing to form a committee to negotiate the rules for the Universal Cycle. He asked the Board to dismiss the petition due to the concern that such a process would be unwieldy and certain groups that deserve to be heard, but do not deserve to drive the rulemaking process, could be given status, and allow rulemaking to proceed as it has in the past where the public has the opportunity to be heard at public hearings.

Motion to approve the recommendation was made by Mr. Calvet with a second by Ms. Ruiz. Motion passed unanimously.

Item C, Dixie County SHIP Program. Mr. Meffert asked the Board to authorize the suspension of the payment of 2005-2006 funds to the Dixie County SHIP Program due to a pattern of violation of the criteria in the SHIP statute, until Dixie County demonstrates it is in compliance.

Motion to approve the recommendation was made by Mr. Taylor with a second by Ms. Ruiz. Motion passed unanimously.

Item D, Signature Authority. Mr. Meffert asked the Board to expand the Executive Director's signature authority to sign certain corporate documents between Board Meetings.

Motion to approve the recommendation was made by Mr. Calvet with a second by Ms. Stultz.

Ms. Stultz asked for a more detailed explanation of the proposed change. Mr. Meffert stated that the change would grant broader authority to the Executive Director to signed documents necessary to assure market or program continuity and that when staff must act between board meetings, these items would be brought to the Board for ratification. Chairman Santini asked for assurances that the changes would not grant too much authority on things that would currently be brought to the Board for review. Mr. Mustian advised that the change would, in effect, codify what was already taking place, and would not grant any more authority than was currently in place.

Motion to approve the recommendation was made by Mr. Calvet with a second by Ms. Stultz. Motion passed unanimously.

MULTIFAMILY BONDS

Chairman Santini recognized Wayne Conner to brief the Board on Multifamily Bond matters.

Item A, Approval of Assumption of LURA Obligations. Mr. Conner asked the Board to approve the assumption of the LURA obligations after purchase in lieu of redemption of the bonds to the Miles Group and Ralex Group and their affiliates for Sunset Place, Olive Tree and Cimarron Apartments subject to further approvals and verifications by the credit underwriter, bond counsel, special counsel and Florida Housing staff.

Motion to approve the recommendation was made by Mr. Calvet with a second by Mr. Taylor. Motion passed unanimously.

PREDEVELOPMENT LOAN PROGRAM (PLP)

Chairman Santini recognized Nancy Muller to brief the Board on PLP matters.

Item A, Carlisle Development Group. Ms. Muller stated that the Predevelopment Loan Program Rule limits the number of outstanding loans an applicant can have at any one time. She stated Carlisle Development currently has two loans within the program and was requesting permission to be an affiliate, or co-developer, on two additional PLP applications. She stated that Carlisle has worked successfully in the PLP program with all loans in good standing, and added that staff believes it would benefit both Florida Housing and the applicants, Urban Core

Enterprises and St. Luke's Ministry, to allow Carlisle to act as co-developer because Carlisle's involvement in these joint ventures will assist in building the capacity of the two smaller organizations. She asked the Board to approve Carlisle's request to be an applicant or affiliate of four outstanding PLP loans.

Motion to approve the recommendation was made by Mr. Taylor with a second by Ms. Terry. Motion passed unanimously.

RENTAL RECOVERY LOAN PROGRAM (RRLP)

Chairman Santini recognized Steve Auger to brief the Board on Rental Recovery Loan Program matters.

Item A, Selection of Lottery Seed Number. Mr. Auger asked Stephanie Sgouros to address the Board regarding selection of a lottery seed number. Ms. Sgouros asked Chairman Santini to pick a seed number from Statement 4915, Interstate Commerce Commission, dated May 1949, Appendix A1, Pages 1441 through 1446, Lines 1 through 300, Columns 1 through 14. Chairman Santini selected Page 1445, Column 8, Line Number 221, Number 08778. This number will be used in a random number generator program to pick the numbers for a tie-breaker.

HURRICANE DENNIS

Chairman Santini asked Orlando Cabrera to update the Board on Hurricane Dennis issues. Mr. Cabrera reported that the effects of Hurricane Dennis were not nearly as severe as the effects of the hurricanes that hit Florida in 2004. He stated that most Florida Housing funded units fared well. He stated that Florida Housing had already advanced SHIP funds to the nine affected counties to enable them to move forward with recovery efforts.

CONSENT AGENDA

Chairman Santini asked the Board to approve staff recommendations on the Consent Agenda

Motion to approve the items on the Consent Agenda was made by Mr. Calvet with a second by Ms. Ruiz. Motion passed unanimously.

Hearing no further business, Chairman Santini adjourned the July 22, 2005 Board of Directors' Meeting at 10:00 a.m.