I. CALL TO ORDER

II. MINUTES
   A. Approval of Minutes of October 23, 2009, Board Meeting
   B. Approval of Minutes of December 4, 2009, Board Meeting

III. AMERICAN RECOVERY AND REINVESTMENT ACT
   A. Request Approval of Credit Underwriting Recommendation for Emerson Oaks Apartments
   B. Request Approval of Credit Underwriting Recommendation for Parkway Place Apartments
   C. Request Approval of Credit Underwriting Recommendation for Hammock Harbor
   D. Request Approval of Credit Underwriting Recommendation for Villages at Delray

IV. GUARANTEE
   A. Ratification of Actions Taken to Replace Liquidity Support and Refund the 1993 Series A, 1999 Series A and 2000 Series A Capitalizing Bonds

V. LEGAL
   A. Delegation of Authority to Staff to Convey Property Acquired by Florida Housing Finance Corporation to FHFC II, Inc., or FHFC III, Inc.
   B. Delegation of Authority to Staff to sell any property conveyed or acquired by Florida Housing

VI. LEGISLATIVE UPDATE

VII. MISCELLANEOUS
   A. Public Housing Mitigation Services

VIII. PROFESSIONAL SERVICES SELECTION
   A. Request Permission to Issue a Request for Proposals (RFP) for the Administration of the Affordable Housing Catalyst Program
   B. Request for Qualifications (RFQ) for Approved Energy Consumption Providers
   C. Request for Proposals (RFP) 2009-008 for Performance Based Contract Administration (PMCA) Services
IX.  SUBORDINATE MORTGAGE INITIATIVE
   A.  Request Approval of Subordinate Financing in an Amount not to Exceed $495,000 for Spring Harbor

X.   UNIVERSAL CYCLE
   A.   2009 Qualified Allocation Plan

XI.  APPROVAL OF ITEMS ON CONSENT AGENDA

XII. ELECTION OF CHAIR AND VICE CHAIR

XIII. ADJOURNMENT