

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
January 31, 2014**

**TIME:** 8:30 a.m.

**LOCATION:** Renaissance World Golf Village  
500 South Legacy Trail  
St. Augustine, FL 32092

**BOARD MEMBERS PRESENT:**

Barney Smith, Chairman  
Ray Dubuque  
John Hawthorne  
Brian Katz  
Bill Killingsworth  
Len Tylka

**CORPORATION STAFF PRESENT:**

Stephen P. Auger  
Laura Cox  
Sheila Freaney  
Barbara Goltz  
Wellington Meffert  
Nancy Muller  
Ken Reecy

**OTHERS PRESENT:**

Mark Hendrickson  
Pete Gamble, Daytona Beach Housing Development Corporation  
Susan Leigh  
Terry Chelikowsky, Florida Alliance of Community Development Corporations

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

## **MINUTES**

**Item A, Approval of Minutes of the December 13, 2013, Board Meeting.** Chairman Smith asked for a motion to approve the Minutes of the December 13, 2013, Board Meeting.

Motion to approve the Minutes was made by Mr. Hawthorne with a second by Mr. Killingsworth. Motion passed unanimously.

## **ASSET MANAGEMENT AND COMPLIANCE**

**Item A, Request Authorization to Commence Amendment Process for Rule 67-53, F.A.C.** Laura Cox asked the Board to authorize staff to begin the rule amendment process for Rule 67-53, F.A.C., which governs compliance.

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

## **MULTIFAMILY PROGRAMS**

**Item A, Request for Applications (RFA) 2013-003 for Affordable Housing Developments Located in Broward, Miami-Dade and Palm Beach Counties.** Ken Reecy stated that RFA 2013-003 was for the allocation of \$10 million in housing credits for affordable housing developments in Broward, Miami-Dade and Palm Beach Counties. He stated that 119 applications were received and scored by the review committee, and on January 23, 2014, the committee members met, presented their scores and carried out the funding selection process in accordance with the RFA. He asked the Board to approve the committee's recommendation to adopt the scoring results as set out in Exhibit A and authorize the tentative selection of the five applications set out in Exhibit B for funding and invitation into credit underwriting, after which an unallocated balance of \$357,944 will remain. He stated that that RFA dictates that any remaining funds will be distributed as approved by the Board. He stated that if no notice of protest or formal written protest is filed in accordance with Section 120, Florida Statutes, staff will proceed to issue an invitation to enter credit underwriting to the five applications in Exhibit B; however, if a notice of protest or formal written protest is filed, at the completion of all litigation, staff will present all recommended orders to the Board for approval prior to issuing the invitations to enter credit underwriting to those applicants in the funding range.

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

**Item B, Request for Applications (RFA) 2013-010 for the Financing of Affordable Multifamily Housing Developments with HOME Funding to be used in Conjunction with Florida Housing-issued Multifamily Mortgage Revenue Bond (MMRB) Financing and Non-Competitive Housing Credits.** Ken Reecy stated that RFA 2013-010 was for financing of affordable multifamily housing developments with HOME funding used in conjunction with Florida Housing-issued multifamily mortgage revenue bond financing and non-competitive housing credits. He stated that 12 applications were received and scored by the review committee, and on January 22, 2014, the

committee members met, presented their scores and carried out the funding selection process in accordance with the RFA. He asked the Board to approve the committee's recommendation to adopt the scoring results as set out in Exhibit C and authorize the tentative selection of the applications set out in Exhibit D for funding and invitation into credit underwriting. He stated that due to higher than anticipated receipts of HOME program income, staff further recommended that the Board approve an additional \$2 million to the overall amount allocated in the RFA and authorize the tentative selection and invitation into credit underwriting of any application(s) that would have been additionally selected by the review committee at the time they did their initial ranking if the initial allocation amount had been \$17 million instead of \$15 million, as shown on Exhibit E. He stated that if no notice of protest or formal written protest is filed in accordance with Section 120, Florida Statutes, staff will proceed to issue an invitation to enter credit underwriting to the applications listed in Exhibit B; however, if a notice of protest or formal written protest is filed, at the completion of all litigation, staff will present all recommended orders to the Board for approval prior to issuing the invitations to enter credit underwriting to those applicants in the funding range.

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

#### **PROFESSIONAL SERVICES SELECTION**

**Item A, Request for Qualifications (RFQ) for Arbitrage Rebate Analyst Services.** Barb Goltz asked the Board to authorize staff to begin the solicitation process to select one or more arbitrage rebate analyst service providers.

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

**Item B, State Housing Initiatives Partnership (SHIP) Program Compliance Monitoring Services.** Laura Cox asked the Board to approve the review committee's recommendation to authorize staff to enter into contract negotiations with all three offerors that responded to the request for proposals for SHIP compliance monitoring services.

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

**Item C, Request Approval of Response to Request for Qualifications 2013-01 for Housing Counseling Agencies to Provide Services for the Foreclosure Counseling Program.** Nancy Muller asked the Board to approve the review committee's recommendation to approve SER Jobs for Progress and Oasis of Hope CDC to provide services for the Foreclosure Counseling Program pending submission of all required documentation as set forth in RFQ 2013-01.

Motion to approve staff's recommendation was made by Mr. Tylka with a second by Mr. Hawthorne.

Ray Dubuque asked how long the RFQ would be open. Ms. Muller stated that the intent was to leave it open indefinitely to provide as many counselor options as possible for program participants. Mr. Dubuque also asked why respondents were brought to the Board for approval before all the required documentation had been submitted. Ms. Muller explained that due to the length of time between Board Meetings, in order to expedite the process, if a respondent is just waiting on a certificate from the Secretary of State or some other boilerplate document, staff presents the entity to the Board for approval pending submission of said document.

Motion passed by a vote of five to one with Ray Dubuque casting the dissenting vote.

### **CONSENT AGENDA**

Chairman Smith asked for a motion to approve all items on the Consent Agenda.

Motion to approve items on the Consent Agenda was made by Mr. Dubuque with a second by Mr. Killingsworth. Motion passed unanimously.

### **PRESENTATION ON CONSTITUTIONAL AMENDMENT AFFECTING THE TRUST FUNDS**

Chairman Smith introduced Mark Hendrickson, who spoke about the Land and Water Conservation Constitutional Amendment that will be on the statewide ballot in the November election.

Mark Hendrickson spoke against the proposed amendment that would commit 33 percent of net documentary stamp revenues for the next 20 years to environmental land purchases, as it would take funds directly from affordable housing programs.

Chairman Smith echoed Mr. Hendrickson's thoughts and stressed that stakeholders need to get the information out that the amendment would be bad for the affordable housing community.

### **STRATEGIC PLAN**

Chairman Smith continued the discussion of items that were not addressed at Florida Housing's Strategic Planning session on January 30, 2014.

### **PUBLIC COMMENT**

Pete Gamble, from the Daytona Beach Housing Development Corporation, spoke in support of raising the cost per unit in order to allow the incorporation of energy efficiency features in units to bring down upkeep costs for the occupants.

Susan Leigh stated that in addition to the statewide rental market study done every three years, there used to be individual market studies done of particular areas in the state done more frequently.

Terry Chelikowsky, from the Florida Alliance of Community Development Corporations, asked the Board to consider aligning Florida Housing's funding with that of the local communities.

Chairman Smith adjourned the meeting at 10:40 a.m.