

**Florida Housing Finance Corporation
Board of Directors' Meeting Minutes
July 27, 2018**

TIME: 8:30 a.m.

LOCATION: Knott Office Building
Florida State Capitol Complex
400 South Monroe Street
Tallahassee, Florida

BOARD MEMBERS PRESENT:

Ray Dubuque, Chairman
Ron Lieberman, Vice Chairman
Julie Dennis
Renier Diaz de la Portilla
LaTasha Green-Cobb
Creston Leifried
Barney Smith

CORPORATION STAFF PRESENTING:

Hugh Brown
Marisa Button
Laura Cox
Nancy Muller
Kevin Tatreau
David Westcott

OTHERS PRESENTING:

Shawn Wilson, Coalition of Affordable Housing Providers
Mark Sween, Dominionium
Mark Hendrickson, ALHFA
Scott Culp, Atlantic Housing
Susan Leigh, Community Concepts Group
Karen Koch, Florida Supportive Housing Coalition
Ezra Krieg, Gulf Stream Goodwill Industries

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

MINUTES

Item A, Approval of Minutes of the June 15, 2018, Board Meeting. Chairman Dubuque asked for a motion to approve the Minutes of the June 15, 2018, Board Meeting.

Motion to approve the Minutes was made by Mr. Lieberman with a second by Mr. Smith.
Motion passed unanimously.

AUDIT COMMITTEE UPDATE

Ron Lieberman reported that the Audit Committee held a meeting on July 26, 2018, wherein the auditors presented an IT audit update, which will be released prior to the September Board Meeting.

HOME RENTAL

Item A, Request Approval of HOME Credit Underwriting Report for Village Springs (2017-260H). David Westcott asked the Board to approve staff's recommendation to approve the final credit underwriting report for Village Springs, and direct staff to proceed with the issuance of a firm loan commitment and loan closing activities subject to further approvals and verifications by the credit underwriter, special counsel and Florida Housing staff. He also asked the Board to approve the extension of the loan closing deadline from August 30, 2018, to August 30, 2019.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Smith.

Chairman Dubuque asked if the permit had been submitted to the water management district. Brian Smith, of GHD Construction, stated that it had not been submitted. He stated that they were trying to get below the threshold of being below two acres of impervious surface to allow them to get a self certification, which is a 10-day process instead of a 30-day process. He stated that the extension was requested as an insurance policy and they hoped to have everything in place by the end of August without needing to use it. Chairman Dubuque asked if there were any other approvals pending. Mr. Smith stated that they expect the last approval on August 13, without even having to use the extension.

Motion passed unanimously.

LEGAL

Item A, Osceola Palos Verdes, Ltd., v. Florida Housing Finance Corporation. Hugh Brown asked the Board to approve the consent agreement and issue a final order accordingly in the Osceola Palos Verdes v. Florida Housing Finance Corporation matter.

Motion to approve staff's recommendation was made by Mr. Smith with a second by Mr. Diaz de la Portilla. Motion passed unanimously.

Item B, Cathedral Townhouse, Ltd., v. Florida Housing Finance Corporation and Hogan Creek Redevelopment Partners, LLC. Hugh Brown asked the Board to approve both consent agreements and issue a final order accordingly in the Cathedral Townhouse v. Florida Housing Finance Corporation and Hogan Creek Redevelopment Partners matter.

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

Item C, Fair Oaks, LLC, and Landmark Development Corp., v. Florida Housing Finance Corporation and Las Brisas Estates, LLC, and East Florida City, LCC. Hugh Brown asked the Board to approve the consent agreement and issue a final order accordingly in the Fair Oaks, LLC, and Landmark Development Corp. v. Florida Housing Finance Corporation and Las Brisas Estates and East Florida City matter.

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

Item D, Madison Highlands, LLC, and American Residential Development, LLC, v. Florida Housing Finance Corporation. Hugh Brown asked the Board to find that the findings of fact and conclusions of law and the recommendation of the recommended order are based on competent, substantial evidence, to reject all the exceptions filed for the reasons stated in the responses, and issue a final order adopting the recommended order without changes in the Madison Highlands and American Residential Development v. Florida Housing Finance Corporation matter.

Motion to approve staff's recommendation was made by Mr. Diaz de la Portilla with a second by Ms. Green-Cobb. Motion passed unanimously.

Item E, HTG Heron Estates Family, LLC., v. Florida Housing Finance Corporation and Ocean Breeze East Apartments, LLC; and Channel Side Apartments, Ltd., v. Florida Housing Finance Corporation and Ocean Breeze East Apartments, LLC, and HTG Heron Estates Family, LLC. Hugh Brown asked the Board to accept Florida Housing exceptions to the recommended order, reject findings of fact in paragraphs 26 and 48, as well as conclusion of law 89, and also recommended that the Board enter a final order that adopts the findings of fact except for 26 and 48 and conclusions of law except for paragraph 89, and adopt the recommendation of the recommended order in the HTG Heron Estates Family v. Florida Housing Finance Corporation and Ocean Breeze East Apartments and Channel Side Apartments v. Florida Housing Finance Corporation and Ocean Breeze East Apartments and HTG Heron Estates Family.

Motion to approve staff's recommendation was made by Mr. Diaz de la Portilla with a second by Mr. Smith. Motion passed unanimously.

Item F, Supplement – FOUR6 Skyway, LLC, and DDA Development, LLC, v. Florida Housing Finance Corporation and Eagle Ridge Apartments, LLLP. Hugh Brown asked the Board to adopt the findings of fact and conclusions of law of the recommended order and the recommendation of the order and issue a final order dismissing the petition in the FOUR6 Skyway and DDA Development v. Florida Housing Finance Corporation and Eagle Ridge Apartments matter.

Motion to approve staff's recommendation was made by Mr. Diaz de la Portilla with a second by Ms. Green-Cobb. Motion passed unanimously.

MULTIFAMILY PROGRAMS ALLOCATIONS

Item A, 2018-2019 Tentative Funding Amounts and Timeline for Requests for Applications (RFAs) for Multifamily Development. Marisa Button asked the Board to approve the estimated funding amounts allocated to each RFA in accordance with statutory and QAP requirements, and the tentative timeline for the release of the RFAs and authorize staff to proceed with the development of the RFAs and the executive director to establish review committees for each RFA, and as each RFA is issued, to make recommendations for those funding awards.

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

PROFESSIONAL SERVICES SELECTION (PSS)

Item A, Request Competitive Solicitations for Professional Services Needed for the Community Development Block Grant – Disaster Recovery CDBG-DR) Program. David Westcott asked the Board to authorize staff to proceed with any necessary competitive solicitations to provide the professional services required for the CDBG disaster recovery program.

Motion to approve staff's recommendation was made by Mr. Lieberman with a second by Ms. Green-Cobb. Motion passed unanimously.

Item B, Request Competitive Solicitation for Trustee Services. Kevin Tatreau asked the Board to authorize staff to proceed with a competitive solicitation to select one or more qualified firms to provide trustee services.

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

CONSENT AGENDA

Chairman Dubuque asked for a motion to approve the items on the Consent Agenda with the exception of HOME Consent Item B, Village Springs, which was pulled, discussed and voted on earlier in the meeting.

Motion to approve the remaining items on the Consent Agenda was made by Mr. Lieberman with a second by Ms. Green-Cobb. Motion passed unanimously.

PRESERVATION OF RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO

Nancy Muller and Laura Cox addressed the Board on the preservation of rental properties in Florida Housing's portfolio.

Shawn Wilson from the Coalition of Affordable Housing Providers, Mark Sween from Dominion, Mark Hendrickson from the Association of Local Housing Finance Authorities, Scott Culp from Atlantic Housing, Susan Leigh from Community Concepts Group, and Karen Koch from the Florida Supportive Housing Coalition, all addressed the Board and presented their thoughts on preservation.

PUBLIC COMMENT

Ezra Krieg from Gulf Stream Goodwill Industries in West Palm Beach thanked the Board for approving the Home at Tamarind project for developmentally delayed homeless and near homeless individuals, and thanked staff for assisting in the process.

Chairman Dubuque adjourned the meeting at 10:11 a.m.