

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
August 5, 2022**

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

**LOCATION:** Sarasota Hyatt Regency  
1000 Boulevard of the Arts  
Sarasota FL

**BOARD MEMBERS PRESENT:**

Ron Lieberman, Chairman  
Mario Facella, Vice Chair  
Dane Eagle  
Sandra Einhorn  
David Hall

**CORPORATION STAFF PRESENTING:**

Angie Sellers  
Bill Aldinger  
Marisa Button  
Sheila Freaney  
Trey Price  
Stephanie Sutton

**OTHERS PRESENTING:**

None

Chairman Lieberman called the meeting to order at 8:32 a.m.

Ron Lieberman asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, Sandra Einhorn, Mario Facella, David Hall and Dane Eagle. Ryan Benson and Dev Motwani were absent.

## **MINUTES**

**Item A, Approval of Minutes of the June 17, 2022, Board Meeting.** Chairman Lieberman asked for a motion to approve the Minutes of the June 17, 2022, Board Meeting.

Motion to approve the Minutes was made by Ms. Einhorn with a second by Mr. Hall. Motion passed unanimously.

## **PUBLIC COMMENT**

No public comment was offered.

## **UPDATE ON HILLTOP/SILVER OAKS DEVELOPMENTS**

Trey Price updated the Board on Hilltop Village and Silver Oaks, two properties that are owned and operated by Southport and have had ongoing health and safety issues, predominantly concerning rodent infestations. He reported that Hilltop Village in Jacksonville has finally addressed the rodent issue satisfactorily. He also reported that Silver Oaks in Tampa has also successfully addressed the rodent issue and continues to work on other issues such as mold and sewage leaks. He stated that a new third-party nonaffiliated management company is in place at both properties.

## **CONSENT AGENDA**

Chairman Lieberman asked if any items from the Consent Agenda would be pulled. Trey Price stated that a Board Member asked that Legal Consent Item C be pulled for discussion. Chairman Lieberman asked for a motion to approve the remaining items on the Consent Agenda.

Motion to approve the remaining items on the Consent Agenda was made by Ms. Einhorn, with a second by Mr. Hall. The motion passed unanimously.

Hugh Brown presented Legal Consent Item C regarding Casa II Venture, stating that the petitioner filed a petition for waiver of the requirement that its principals be in good standing with other state HFAs and have not been prohibited from funding, as well as a petition for permission to submit its application prior to the completion of the local bond credit underwriting. He stated that petitioner is currently prohibited from funding in Virginia but is working with the HFA to resolve the issue and states that it arises from some Virginia-specific additional design guidelines which are not part of the process in Florida. Mr. Brown stated that the second issue is a matter of timing and petitioner needs to confirm that its affected principals can be in its ownership structure before it can complete its local bond credit underwriting, but it can't do that unless and until this waiver is granted. He stated that Florida Housing's rules require local credit underwriting to be completed before the application so they will be stuck between these two requirements unless the waiver is granted.

Mr. Brown asked the Board to approve staff's recommendation to grant petitioner's requests for waivers with the additional condition that no 8609s will be issued to this application until the Virginia situation is resolved satisfactorily.

Motion to approve staff's recommendation was made by Ms. Einhorn, with a second by Mr. Hall.

Sandra Einhorn expressed her concern about waiving the requirement for all principals to be in good standing among other state agencies and the requirement to submit an application before completing the county bond credit underwriting. She stated that the requirements should not be waived.

The motion passed by a vote of four to one with Sandra Einhorn casting the dissenting vote.

### **FSICAL**

**Item A, Fiscal Year 2022/2023 Trust Fund Allocation.** Angie Sellers asked the Board to approve staff's recommendation for the allocation of the fiscal year 2022/2023 appropriation as follows:

Florida Housing Data Clearinghouse	Up to \$346,000 with any funds not used directed to the SAIL program
SAIL Program	\$52,904,000

Motion to approve staff's recommendation was made by Mr. Facella, with a second by Mr. Hall. The motion passed unanimously.

### **LEGAL**

**Item A – Resolution of Fiscal Determination Process.** In response to Senate Bill 196 which was recently signed into law and eliminates the need for the State Board of Administration to make fiscal determinations with regard to the issuance of corporation bonds, Hugh Brown asked the Board to approve staff's recommendation to authorize the Executive Director to create a Fiscal Sufficiency Committee to review and approve fiscal determinations for the corporation bonds and other transactions and to authorize the Executive Director to approve fiscal determinations as required by law.

Motion to approve staff's recommendation was made by Mr. Hall, with a second by Mr. Facella. The motion passed unanimously.

### **MULTIFAMILY PROGRAMS**

**Item A, Request Approval of Modification of 2022 Construction Housing Inflation Response Program (CHIRP).** Marisa Button asked the Board to approve staff's modification recommendations to the 2022 Construction Housing Inflation Response Program (CHIRP) as outlined in the Board Package and authorize staff to continue to process requests.

Motion to approve staff's recommendation was made by Ms. Einhorn with a second by Mr. Facella. The motion passed unanimously.

**Item B, 2022-2023 Tentative Funding Amounts and Timeline for Request for Applications for Multifamily Developments.** Marisa Button asked the Board to approve the tentative 2022-2023 funding amounts and timeline plan outlined in the Board Package and authorize staff to proceed with the development of various RFAs and authorize the Executive Director to establish a review committee for each RFA, as each RFA is issued, to make recommendations for award to the Board.

Motion to approve staff's recommendation was made by Ms. Einhorn with a second by Mr. Facella. The motion passed unanimously.

**Item C, Supplement – RFA 2022-210 Permanent Supportive Housing Focusing on Best Practices and Funding for Tenancy Supports and Resident Services Coordination for High Utilizers of Public Behavioral Health Systems.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the four applications received in response to RFA 2022-210 for Permanent Supportive Housing Focusing on Best Practices and Funding for Tenancy Supports and Resident Services Coordination for High Utilizers of Public Behavioral Health Systems and authorize the tentative selection of two of the eligible applications for funding and invitation into credit underwriting. She added that the amount left over after funding the two applications was \$1.2 million, just \$231,000 short for funding of the third eligible application, so she recommended funding that application as well. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations to enter credit underwriting; however, if a notice of protest or formal written protest is filed, then at the completion of all litigation, staff will present all recommended orders to the Board for approval prior to proceeding.

Motion to approve staff's recommendation was made by Ms. Einhorn with a second by Mr. Facella. The motion passed unanimously.

#### **PROFESSIONAL SERVICES SELECTION (PSS)**

**Item A, Competitive Solicitation for Public Relations Services.** Stephanie Sutton asked the Board to authorize staff to proceed with a competitive solicitation for public relations services, as the contracts with the current outside public relations firms are set to expire on September 23, 2022.

Motion to approve staff's recommendation was made by Ms. Einhorn with a second by Mr. Hall. The motion passed unanimously.

**Item B, Contract Renewals for the Pool of Energy Consumption Model Utility Allowance Estimate Providers.** Hugh Brown asked the Board to direct staff to proceed with the three-year renewal options set forth in the contracts with 2RW Consultants Inc., Alan Plummer and Associates, Inc., Diamond Property Consultants, Inc., Energy Consulting, Inc., KN Consultants, LLC, Matern Professional Engineering, Inc., and The Florida Solar Energy Center, as the pool of Energy Consumption Model Utility Allowance Estimate providers.

Motion to approve staff's recommendation was made by Mr. Hall with a second by Ms. Einhorn. Motion passed unanimously.

**Item C, Contract Renewals for Credit Underwriting, Construction and Permanent Loan Servicing and Compliance Monitoring Services.** Hugh Brown asked the Board to approve staff's recommendation to proceed with the three-year renewal options set forth in the contracts with First Housing Development, Seltzer Management Group, and AmeriNat to provide credit underwriting, construction and permanent loan servicing and compliance monitoring services.

Motion to approve staff's recommendation was made by Mr. Hall with a second by Ms. Einhorn. Motion passed unanimously.

**PUBLIC COMMENT**

No public comment was offered.

Chairman Lieberman adjourned the meeting at 9:27 a.m.