



FHFC Board of Directors' Meeting Minutes

June 28, 2024

BOARD MEMBERS PRESENT:

Ryan Benson, Chair
Sandra Einhorn, Vice Chair
Larry Cretul
Justin Domer
David Hall
Olivia Hoblit
Ron Lieberman
Daniel Martell

BOARD MEMBERS ABSENT:

Mario Facella
Jody Hudgins
Dev Motwani

CORPORATION STAFF PRESENTING:

Bill Aldinger
Marisa Button
Melissa Levy
Angie Sellers
David Westcott

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:30 a.m. by Chair Benson. Roll call was taken by Jenny Marshall and a quorum was present.

PUBLIC COMMENT

Mr. Lieberman and Mr. Steve Auger with Birdsong Housing Partners took a few moments to say a few words in honor of former Board Chairman, Len Tylka, who recently passed away.

MINUTES

Approval of the May 10, 2024, Board of Directors Meeting Minutes. Chair Benson asked for a motion to approve the minutes from the May 10, 2024, Board Meeting.

A motion to approve the minutes was made by Vice Chair Einhorn with a second from Mr. Lieberman. The motion passed unanimously.

CONSENT AGENDA

Chair Benson asked if there were any items requested to be pulled from the Consent agenda. Ms. Sellers indicated that Legal Item D [*In Re: Holy Child Housing, Inc.*], and Multifamily Programs Item C [*Request Approval of Loan Closing Deadline Extension for College Arms Apartments (RFA 2021-205 / 2022-195BS / 2021-522C)*] were to be removed from consideration since the respective developments were able to close timely. Ms. Sellers also noted Item A of the PLP portion of the Consent agenda should have been titled for Gateway Estates rather than for Sandcastle Preserve. She further clarified that the recommendation was correct.

Chair Benson asked for a motion to approve the items on the remainder of the Consent agenda.

The motion to approve the Consent agenda was made by Mr. Lieberman with a second from Mr. Hall. The motion passed unanimously.

AUDIT COMMITTEE UPDATE

Vice Chair Einhorn noted that the Audit Committee met on June 27, 2024, and heard a presentation from Ernst & Young about Florida Housing's annual financial audit. The audit had an unmodified opinion on both the financial statements and schedule of federal award, and there were no management letter comments.

Vice-Chair Einhorn made a motion that the Board accept the 2023 audited financial statements with a second from Mr. Lieberman. The motion passed unanimously.

LIVE LOCAL UPDATE

Ms. Button provided an update to the Board on the Live Local Act. She noted that Florida Housing has just over \$2.5 million in reservations for the 2024 tax year and is strategizing on how to reach the \$100 million cap that is available. The Corporation is still looking to open up the 2025 tax year portal for the Middle Market Certification Program in late September, and hopes to have updates being sent out via listserv in late August. Ms. Button also noted that that staff have done some meaningful workshopping of upcoming RFAs, particularly for developments of large scale regional impact. Finally, Ms. Button and Mr. Westcott both expressed that they were excited to issue another \$100 million for our Hometown Heroes initiative.

ACTION ITEMS

Housing Stability for Homeless Schoolchildren

A. Housing Stability for Homeless Schoolchildren on Charlotte County

Mr. Aldinger provided an overview of the program for new Board members and requested authorization for staff to be able to approve up to \$500,000 in available funds to supplement the HOME-TBRA rental assistance limits in Charlotte County so that participating homeless families may find suitable rental units to lease at or below 110% of the current Fair Market Rents determined by HUD.

A motion to approve was made by Vice-Chair Einhorn with a second from Mr. Hall. The motion passed unanimously.

Multifamily Programs - Allocations

A. RFA 2024-104 SAIL Financing for Farmworker and Commercial Fishing Worker Housing

Ms. Levy requested the approval of the committee's recommendation for RFA 2024-104 to adopt the scoring results for the two applications and authorize the tentative selection of the two applications as set forth on Exhibit B of the Board's materials.

A motion to approve was made by Vice-Chair Einhorn with a second from Mr. Hall. The motion passed unanimously.

B. RFA 2024-105 Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities

Ms. Levy requested the approval of the committee's recommendation for RFA 2024-104 to adopt the scoring

results for the two applications and authorize the tentative selection of the one application as set forth on Exhibit D of the Board’s materials. She also recommended that any remaining Grant funding be allocated in RFA 2025-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities.

A motion to approve was made by Mr. Lieberman with a second from Mr. Hall. The motion passed unanimously.

C. 2024 Rule Development

Ms. Levy requested approval of proposed rules and QAP and authorize staff to file the rules for adoption if a NOC is not required and, if a NOC is required, authorize the Board Chair to determine whether a NOC makes material, substantive changes to the rule chapter. If the Chair determines that it does not, staff recommends that the Board approve such NOC without the requirement of another Board meeting. In the alternative, if the Chair determines that any NOC does make material, substantive changes to the rule chapter, staff recommends that a telephonic Board meeting be called to obtain Board approval for any required changes, with such changes to be ratified at the next regularly scheduled Board meeting.

A motion to approve was made by Vice-Chair Einhorn with a second from Mr. Martell. The motion passed unanimously.

D. RFA Waiver for Addition of NHTF Funding for Developments and Approval of Credit Underwriting Reports

Ms. Levy requested approval for an RFA waiver that would allow for the addition of NHTF resources to be used for developments that meet certain underwriting parameters as determined by staff, and allow staff to approve Credit Underwriting Reports that otherwise only have 9% Housing Credit funding in the transaction, with reports being presented on the Informational Agenda of the subsequent Board Meeting.

A motion to approve was made by Mr. Lieberman with a second from Mr. Martell. The motion passed unanimously.

E. RFA 2024-305 Community Development Block Grant-Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Sally Impacted Areas

Ms. Levy requested the approval of the committee’s recommendation for RFA 2024-104 to adopt the scoring results for the six applications and authorize the tentative selection of the three applications as set forth on Supplemental Exhibit B of the Board’s materials.

A motion to approve was made by Vice-Chair Einhorn with a second from Ms. Hoblit. The motion passed unanimously.

Professional Services Selection (PSS)

A. Request for Qualifications (RFQ) 2024-05, for Environmental Engineering/Consulting Services

Mr. Westcott provided a brief timeline of events for this competitive procurement before stating that review committee’s recommendation for this RFP is to allow Florida Housing to enter into contract negotiations with the top three scoring respondents: Professional Service Industries, Inc.; Terracon Consultants, Inc.; and Arcadis U.S., Inc. Should negotiations with one or more of these firms fail, the committee recommends entering into contract negotiations with SWCA Environmental Consultants.

A motion to approve was made by Vice-Chair Einhorn with a second from Mr. Lieberman. The motion

passed unanimously.

B. Invitation to Bid (ITB) 2024-07, for the Printing and Electronic Distribution of Official Statements

Ms. Sellers provided a brief timeline of events for this competitive procurement before stating that staff recommends that Florida Housing enter into contract negotiations with ImageMaster, LLC.

A motion to approve was made by Mr. Hall with a second from Mr. Martell. The motion passed unanimously.

PUBLIC COMMENT

No public comment was offered.

ADJOURNMENT

The meeting was adjourned at 9:40 a.m.