



# FHFC Board of Directors' Meeting Minutes

## March 26, 2024

### **BOARD MEMBERS PRESENT:**

Ryan Benson, Chair  
Sandra Einhorn, Vice Chair  
Larry Cretul  
Justin Domer  
Mario Facella  
David Hall  
Jody Hudgins  
Ron Lieberman  
Dev Motwani

### **BOARD MEMBERS ABSENT:**

Olivia Hoblit

### **CORPORATION STAFF PRESENTING:**

Katie Norman Coxwell  
Marisa Button  
Melissa Levy  
Laura Cox  
Angie Sellers

### **CALL TO ORDER AND ROLL CALL**

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

### **PUBLIC COMMENT**

No public comment was offered.

### **MINUTES**

**Approval of the February 2, 2024, Board of Directors Meeting Minutes.** Chair Benson asked for a motion to approve the minutes from the February 2, 2024, Board Meeting.

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

### **CONSENT AGENDA**

Chair Benson asked if there were any items requested to be pulled from the Consent agenda, and no items were removed from consideration.

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

The motion to approve the Consent agenda was made by Vice Chair Einhorn with a second from Mr. Motwani. The motion passed unanimously.

## **AUDIT COMMITTEE UPDATE**

Vice Chair Einhorn provided a brief overview of the March 25, 2024, Audit Committee Meeting, to include a closure memorandum for Multifamily Program Referral #20240214 and Management Review #2024-12. These items were unanimously accepted by the Audit Committee.

## **LEGISLATIVE UPDATE**

Ms. Coxwell provided the Board with a final update on the 2024 Legislative Session, noting that the Corporation's priority language, which allows Florida Housing to preclude participants that have engaged in fraudulent actions, been routinely out of compliance, or hindered the health and safety of residents, was included in Senate Bill 328. This bill passed unanimously in the Senate and with a vast majority in the House of Representatives. The enrolled bill is currently awaiting signature by Governor DeSantis.

Ms. Coxwell also noted that the 2024 legislative session was a great success for affordable, attainable housing with full funding and another \$100 million commitment to the Hometown Heroes program, and thanked the Governor, Legislature and Board for their support.

## **LIVE LOCAL UPDATE**

Ms. Button provided an update to the Board on the Live Local Act, highlighting three key topics. First, Florida Housing reopened the Middle Market Certification portal for a period of one week and received 120 certifications, resulting in about 14,000 units. With respect to the Live Local Tax Credit Program, reservations have reached \$99,575,000 out of \$100 million for the 2023 tax year, and expect that a large portion of those contributions to come in October 2024. Staff will be workshopping ideas for RFAs aimed at large-scale regional impacts for those funds and will return to the Board further recommendations on how to proceed with funds received from this program at a later date. Lastly, Florida Housing staff is preparing to issue a RFA focusing on active duty military, their families, and the people who are working in military installations.

## **ACTION ITEMS**

### **Multifamily Allocations**

#### **A. RFA 2024-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons**

Ms. Levy requested the approval of the committee's recommendation for RFA 2024-103 to adopt the scoring results for the four applications and authorize the tentative selection of the one application as set forth on Exhibit B of the Board's materials.

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

#### **B. RFA 2024-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities**

Ms. Levy requested the approval of the committee's recommendation for RFA 2024-106 to adopt the scoring results for the six applications and authorize the tentative selection of the one application as set forth on Exhibit D of the Board's materials. There is \$6,000,000 in SAIL funding, \$1,314,800 in Competitive Housing Credits, and no grant funding remaining. Staff also recommended that the Board approve the preliminary selection of the next highest ranking eligible unfunded Application with a demographic of Disabling Conditions by adding \$1,185,200 in 9% Housing Credit allocation from returned Housing Credit funding in the fourth quarter 2023. If approved, Application 2024-305CSN, The Franklin, would be funded and there would be no funding remaining under this RFA.

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

**C. RFA 2024-206 HOME and Live Local SAIL Financing to be Used for Rental Developments in Certain Hurricane Idalia Impacted Counties**

Ms. Levy requested the approval of the committee’s recommendation for RFA 2024-106 to adopt the scoring results for the eight applications and authorize the tentative selection of four applications as set forth on Exhibit F of the Board’s materials.

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

**D. 2024 Rule Development**

Ms. Levy requested approval of proposed rules for Fla. Admin Code 67-21.002, 67-048.002, and the Qualified Allocation Plan and authorization of staff to file the rules for adoption if a NOC is not required. If a NOC is required, staff would like authorization for 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 Mr. Lieberman with a second from Mr. Facella. The motion passed unanimously.

**E. Request Approval to Issue the Competitive Housing Credit Geographic Request for Applications (RFAs) 2024-201, 2024-202, and 2024-203**

Ms. Levy requested the approval to proceed with the development of the geographic Housing Credit RFAs 2024-201, 2024-202, and 2024-203 in order to return to the Board with recommendations for funding at the August 2024 Board Meeting.

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

**F. Request to Allocate SAIL Funding Remaining from RFA 2023-204 SAIL Financing for the Preservation of Elderly Developments**

Ms. Levy requested authorization for staff to utilize remaining funding from RFA 2023-204, add \$93,574 in program income, and invite Application 2023-218BS to enter Credit Underwriting.

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

## **Noncompetitive Multifamily Mortgage Revenue Bonds Update**

Ms. Levy updated the Board and stakeholders informing them that the noncompetitive application for Multifamily Mortgage Revenue Bonds would be opening on April 1, 2024.

## **Professional Services Selection (PSS)**

### **A. Request for Qualifications (RFQ) 2024-02, for Recruiting and Staffing Services**

Ms. Cox provided a brief timeline of events for this competitive procurement before stating that review committee's recommendation for this RFQ is to allow Florida Housing to enter into contract negotiations with the four highest scoring respondents: 22nd Century Technologies, Inc.; InstantServe, LLC; LanceSoft, Inc.; and Elegant Enterprise-Wide Solutions, Inc.

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

### **B. Single Source Procurement for Affordable Housing Catalyst Program Services**

Ms. Cox provided a brief timeline of events for this single source before stating that review committee's recommendation is for staff to enter into a one-year single source contract with the Florida Housing Coalition, Inc., to deliver affordable housing training and technical assistance under the Catalyst program.

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

### **C. Single Source Procurement for OnBase Licensing**

Ms. Sellers provided a brief explanation for this single source, and recommended that the Board direct staff to proceed with a one-year single source contract with Elation Systems, Inc.

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

## **PUBLIC COMMENT**

No public comment was offered.

## **ADJOURNMENT**

The meeting was adjourned at 9:54 a.m.