

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
February 1, 2019**

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

**LOCATION:** Tallahassee City Hall Commission Chambers  
300 South Adams Street  
Tallahassee, Florida

**BOARD MEMBERS PRESENT:**

Ray Dubuque, Chairman  
Ron Lieberman, Vice-Chair  
Mario Facella  
Ken Lawson  
Creston Leifried

**CORPORATION STAFF PRESENTING:**

Trey Price  
Hugh Brown  
Laura Cox  
Nancy Muller  
Stephanie Sutton  
David Westcott

**OTHERS PRESENTING:**

Shannon Nazworth, Ability Housing  
Chris Bryant, Oertel, Fernandez, Bryant & Atkinson  
Karen Koch, Florida Supportive Housing Coalition

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

Chairman Dubuque asked Sheila Freaney to take the roll.

Ms. Freaney called the roll. Present were Ray Dubuque, Ron Lieberman, Mario Facella, Creston Leifried and Ken Lawson. Absent were Natacha Bastian, Renier Diaz de la Portilla, Barney Smith and LaTasha Green-Cobb.

Chairman Dubuque introduced new Board Member Ken Lawson, the executive director of the Department of Economic Opportunity, who will sit on the Board in an ex-officio capacity. Mr. Lawson thanked Governor DeSantis for allowing him to serve as a Board Member and stated that he looked forward to contributing to Florida Housing's mission.

Trey Price introduced new Florida Housing employees Jesse Leon, Director of Multifamily Development, and Stephanie Sutton, Director of External Affairs.

Mr. Price announced that Barb Goltz had retired as the corporation's CFO after 18 years of service. Chairman Dubuque lauded Ms. Goltz's 18 years of dedicated service to the corporation.

## **MINUTES**

**Item A, Approval of Minutes of the December 14, 2018, Board Meeting.** Chairman Dubuque asked for a motion to approve the Minutes of the December 14, 2018, Board Meeting.

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

## **AUDIT COMMITTEE UPDATE**

Ron Lieberman informed the Board that the Audit Committee met on January 31, 2019. He stated that Mike Patillo of Ernst and Young presented the audit plan for the 2018 financial statements to the Committee. He stated that the Inspector General's office also presented the 2018 risk assessment and the 2019 audit plan and both were approved.

## **MULTIFAMILY PROGRAMS - ALLOCATIONS**

**Item A, 2019 Rule Development.** Marisa Button asked the Board to authorize staff to proceed with 2019 rule development for Chapters 67-21 and 67-48.

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

**Item B, Request for Applications (RFA) 2018-111 – Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 67 applications received in response to RFA 2018-111 for Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County and authorize the tentative selection of three applications for funding and invitation into credit underwriting. She stated that after the allocation, an unallocated balance of \$100,971 will

remain, and as provided in the RFA, those remaining funds will be distributed as approved by the Board. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations into credit underwriting to the four applicants; 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 for Board approval prior to issuing invitations into credit underwriting to those applicants within the funding range.

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

**Item C, Request for Applications (RFA) 2018-112 – Housing Credit Financing for Affordable Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties.**

Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 24 applications received in response to RFA 2018-112 for Housing Credit Financing for Affordable Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties and authorize the tentative selection of seven applications for funding and invitation into credit underwriting. She stated that after the allocation, an unallocated balance of \$2,598,353 will remain, and as provided in the RFA, those remaining funds will be distributed as approved by the Board. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations into credit underwriting to the seven applicants; 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 for Board approval prior to issuing invitations into credit underwriting to those applicants within the funding range.

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

**Item D, Request for Applications (RFA) 2018-113 – Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments.**

Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the ten applications received in response to RFA 2018-113 for Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments and authorize the tentative selection of five applications for funding and invitation into credit underwriting. She stated that after the allocation, an unallocated balance of \$2,058,000 will remain, and as provided in the RFA, those remaining funds will be distributed as approved by the Board. She stated that if no notice of protest or formal written protest is filed, staff will issue invitations into credit underwriting to the seven applicants; 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 for Board approval prior to issuing invitations into credit underwriting to those applicants within the funding range.

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

**Item E, Request for Applications for SAIL and Housing Credit Financing for the Construction of Workforce Housing for Hurricane Recovery in Monroe County.**

Marisa Button asked the Board to authorize staff to issue RFA 2019-110 for SAIL and Housing Credit Financing for the Construction of Workforce Housing for Hurricane Recovery in Monroe County, and to authorize the Executive Director to establish a review committee to make funding recommendations to the Board.

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

### **PROFESSIONAL SERVICES SELECTION**

**Item A, Single Source Procurement for Hardest-Hit Fund (HHF) Homeowner Retention Data.** David Westcott asked the Board to authorize staff to enter into another one-year single source contract with Core Logic Solutions for the Hardest-Hit Fund homeowner retention data.

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

**Item B, Request for Qualifications (RFQ) for Public Relations Services.** Stephanie Sutton asked the Board to authorize staff to extend the existing contracts with the three companies providing public relations services for the Hardest-Hit Fund by six months to allow staff to develop and go out with an RFQ with an expanded scope of services.

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

### **CONSENT AGENDA**

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

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

### **PRESENTATION ON RESULTS IN THE HIGH NEEDS HIGH COST PILOT**

Shannon Nazworth, president and CEO of Ability Housing, briefed the Board on the success of the high needs high cost pilot project financed by Florida Housing and developed in Duval County.

### **PRESENTATION ON FLORIDA HOUSING'S HURRICANE RESPONSE AND RECOVERY EFFORTS**

Nancy Muller and Laura Cox briefed the Board on Florida Housing's ongoing response and recovery efforts in regard to Hurricanes Irma, Michael and Maria.

### **PUBLIC COMMENT**

Chris Bryant, of Oertel, Fernandez, Bryant & Atkinson, spoke on behalf of an undisclosed applicant in one of the RFAs presented for funding recommendation earlier in the meeting, and stated that a competing application that was approved for funding claimed a local government contribution in a certain dollar amount that entitled it to a preference in that selection process. He stated that the contribution was local SHIP funding, and that there was pending litigation in circuit court regarding that specific contribution and the court issued a temporary injunction finding that award of SHIP funding invalid. He stated that the temporary injunction enjoins the award of local SHIP funds, not the distribution which comes after the award, and says the award was not valid. He stated that the injunction was entered the

day before the review committee meeting and the committee was provided with a copy of the injunction the same day that it was entered. He stated that the committee knew who the applicant was and the local government involved but was not aware of the temporary injunction being in place. He stated that he did not inform them because of the noninterference clause. He stated that the injunction does not enjoin Florida Housing from any particular action, but it is a judicial determination that Florida Housing should respect. He asked the Board for guidance from its counsel as to whether that temporary injunction should have any impact on its preliminary funding decision. He asked the Board to consider that funding recommendation, at least as to that particular county in that RFA or at the very least, authorize staff to change the Corporation's position if that litigation produced a final determination.

Hugh Brown advised the Board that he did not recommend reconsidering the vote on the RFA funding, and added that there is a process for this type of argument through the Division of Administrative Hearings.

Karen Koch, executive director of the Florida Supporting Housing Coalition, thanked the Board and staff for their efforts to get special needs and homeless citizens into housing.

Chairman Dubuque adjourned the meeting at 9:44 a.m.