



FHFC Board of Directors' Retreat Minutes August 13, 2026

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson
Larry Cretul
Mario Facella, *joined during the first recess*
Towson Fraser
Ron Lieberman
Ken Pruitt
Alexander Ruiz

BOARD MEMBERS ABSENT:

Olivia Hoblit
Dev Motwani

CORPORATION STAFF PARTICIPATING:

Bill Aldinger
Laura Cox
Katie Coxwell
Van Gottel
Melissa Levy
Angie Sellers
Kevin Tatreau
David Westcott
Lauren Cronin, Board Liaison

CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order at 10:01 a.m. by Chair Veszi Einhorn. Roll call was taken by Lauren Cronin, Board Liaison, and a quorum was present. Chair Veszi Einhorn opened the meeting by inviting each Board Member present to give a brief introduction.

SUPPORTIVE AND SPECIALIZED HOUSING

Mr. Aldinger presented an update on supportive and specialized housing, including progress toward permanent supportive housing goals, provider capacity, an updated statewide needs assessment, and potential use of HUD Section 811 project-based rental assistance.

The retreat recessed for a quick break at 11:15 a.m. and reconvened at 11:25 a.m. Mr. Facella joined the meeting during the recess.

DATA MANAGEMENT

Mr. Gottel presented an update on Florida Housing's Multifamily Data Management System, including data quality and accessibility, system modernization, cybersecurity considerations, and development of tools to improve the use and availability of Florida Housing data. Board discussion included potential uses of artificial intelligence, public-facing access to data, and opportunities to better quantify Florida Housing's economic impact.

The retreat recessed for lunch at 12:18 p.m. and reconvened at 12:45 p.m.

HOMEOWNERSHIP PROGRAMS

Mr. Westcott presented an update on the Board-authorized manufactured housing pilot, including recent federal and state changes affecting manufactured housing, stakeholder feedback, potential financing resources, and possible pilot models.

MULTIFAMILY PROGRAMS / PRESERVATION

Ms. Levy presented an update on Florida Housing's preservation efforts, including the Board-approved Preservation Plan, the \$20 million Preservation Pilot Program, and the \$10 million initiative to preserve extremely low-income units that could otherwise convert to 60 percent AMI. She discussed efforts to identify developments nearing the end of their affordability periods, prioritize preservation resources, and use owner interviews and workshops to inform future preservation strategies.

The retreat recessed for a break at 2:38 p.m. and reconvened at 2:45 p.m.

QUICK UPDATES

Legislative - Ms. Coxwell presented Florida Housing's 2027 legislative engagement strategy, focused on sustained, year-round, district-centered engagement and providing legislators with information demonstrating Florida Housing's impact in their communities. The Chair asked Board members to keep Ms. Coxwell informed of their contacts with legislators to support coordinated engagement.

Housing Stability for Schoolchildren - Mr. Aldinger provided updates on the Housing Stability for Schoolchildren Program, including year-end outcomes, expansion to Citrus County, and efforts to increase participation through partnerships with eligible local communities.

Homeownership Programs - Mr. Westcott provided program updates on the Hometown Heroes Program, including the \$50 million appropriation for the current program year, demand following the July 13 launch, and the continued availability of Florida Assist down payment assistance for eligible first-time homebuyers who do not qualify for Hometown Heroes.

Finance - Ms. Sellers presented potential uses of available funds for Board discussion, including the generator pilot, preservation initiatives, extremely low-income preservation, down payment assistance, data management, disaster recovery, and other Board priorities. Ms. Sellers clarified that no Board action was requested and that specific initiatives would be brought back to the Board for consideration.

OPEN DISCUSSION

Board Members and staff discussed whether a more formal policy could be developed for considering additional funding for eligible but unfunded applications serving specialized populations when compatible resources become available. Staff indicated that the issue would continue to be evaluated. The Board also discussed the flexibility to use unrestricted resources for preservation without the geographic allocation restrictions applicable to certain other funding sources.

PUBLIC COMMENT

Steve Auger, Birdsong Housing.

ADJOURNMENT

The meeting was adjourned at 3:42 p.m.