



FHFC Board of Directors' Meeting Minutes

August 14, 2026

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Larry Cretul
Mario Facella
Towson Fraser
Olivia Hoblit
Ron Lieberman
Dev Motwani
Ken Pruitt
Alexander Ruiz

BOARD MEMBERS ABSENT:

None

CORPORATION STAFF PRESENTING:

Angie Sellers
Bill Aldinger
Laura Cox
Ethan Katz
Melissa Levy
David Westcott

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:31 a.m. by Chair Veszi Einhorn. Roll call was taken by Lauren Cronin, Board Liaison, and a quorum was present.

PUBLIC COMMENT

None.

MINUTES

The Florida Housing Board members, who also serve as directors of FHFC II, Inc. and FHFC III, Inc., separately considered the June 26, 2026, meeting minutes of each entity, with a separate motion and vote for each.

Approval of June 26, 2026, Board Meeting Minutes

A motion to approve the minutes was made by Mr. Lieberman and seconded by Mr. Benson.
The motion passed unanimously.

Approval of June 26, 2026, FHFC II, Inc., Board Meeting Minutes

A motion to approve the minutes was made by Mr. Lieberman and seconded by Mr. Benson.
The motion passed unanimously.

Approval of June 26, 2026, FHFC III, Inc., Board Meeting Minutes

A motion to approve the minutes was made by Mr. Lieberman and seconded by Ms. Hoblit.
The motion passed unanimously.

CONSENT AGENDA

Approval of the Consent Items

Multifamily Programs – Item B., Request Approval of Loan Closing Deadline Extension for Ekos at Bayonet Point II (RFA 2024-205 / 2025-275BSA / 2024-540C) was withdrawn from consideration because the loan had closed and the extension was no longer needed.

A motion to approve the Consent Agenda, excluding **Multifamily Programs – Item B., Request Approval of Loan Closing Deadline Extension for Ekos at Bayonet Point II (RFA 2024-205 / 2025-275BSA / 2024-540C)**, was made by Mr. Lieberman and seconded by Mr. Facella.

The motion passed unanimously.

ACTION ITEMS

Legal

A. Rule Development for Chapter 67-52, F.A.C.

Ms. Cox requested Board authorization for staff to proceed with the 2026 Rule Development process for Ch. 67-52, F.A.C., with proposed rule amendments to be presented to the Board for approval.

A motion to approve was made by Mr. Facella and seconded by Mr. Benson.

The motion passed unanimously.

As the Board took up Legal Item B, Ms. Cox described the Board's role as the final agency decision-maker in matters arising from proceedings before the Division of Administrative Hearings.

B. Blue Tampa 2, LLC v. Florida Housing Finance Corporation and Modello Homes II, LLC; FHFC Case No. 2026-020BP; DOAH Case No. 26-2024BID

Mr. Katz presented staff's recommendation to adopt the Recommended Order's Findings of Fact and Conclusions of Law and issue a Final Order:

- (1) Sustaining Blue Tampa's protest;
- (2) Determining that Modello's application is ineligible for funding;
- (3) Rescinding the preliminary award to Modello;
- (4) Determining that Blue Tampa's application remains eligible for funding; and
- (5) Awarding funding to Blue Tampa as the next eligible applicant pursuant to the RFA's sorting and selection process.

A motion to approve was made by Mr. Lieberman and seconded by Mr. Ruiz.

The motion passed unanimously.

C. Correction and Supplemental to the April 29, 2022, Board Meeting Minutes, Multifamily Programs Item E, 2022 Rule Development

Ms. Cox explained that the correction was intended to reflect action previously taken by the Board in 2022 that had not been captured in the written minutes, and presented staff's recommendation to approve the following correction to the April 29, 2022, meeting minutes:

Ms. Button also asked the Board to authorize staff to apply the general contractor self-performance provision included in the proposed rules to developments already in the pipeline that were otherwise governed by prior rule versions.

A motion to approve was made by Mr. Facella and seconded by Mr. Benson.

The motion passed unanimously.

D. Supplemental - In re: WHFT LL Workforce, LTD., and WHFT LL Workforce Developer, LLC; FHFC Case No. 2026-039VW

Ms. Cox stated for the record Legal Supplemental Item D was pulled from consideration.

Multifamily Programs - Allocations

A. RFA 2026-105 Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities

Ms. Levy recommended approval of the review committee's recommendation to adopt the scoring results of the 6 Applications and authorize the tentative selection of the 2 Applications for funding as set out on Exhibit B in the Board Package.

- (1) If no notice of protest or formal written protest is filed in accordance with section 120.57(3), F.S., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on Exhibit B in the Board Package.
- (2) If a notice of protest or formal written protest is filed in accordance with section 120.57(3), F.S., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range.
- (3) There is no grant funding remaining.

A motion to approve was made by Mr. Lieberman and seconded by Mr. Facella.
The motion passed unanimously.

B. Allocation of Returned Funding in RFA 2025-205 SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits and RFA 2024-104 SAIL Financing for Farmworker and Commercial Fishing Worker Housing

Ms. Levy recommended the Board authorize the allocation of the returned funding in RFA 2025-205 in the amount of \$3,949,700 and the returned funding in RFA 2024-104 in the amount of \$7,710,268 to RFA 2026-205, subject to the SAIL geographic (county size) and demographic (Family or Elderly) splits.

A motion to approve was made by Mr. Facella and seconded by Mr. Lieberman.
The motion passed unanimously.

Predevelopment Loan Program (PLP)

A. 2026 Predevelopment Loan Program Rule Development

Mr. Aldinger requested Board authorization for staff to proceed with the 2026 Rule Development process. Mr. Aldinger also advised that staff proposed to suspend acceptance of new PLP applications beginning October 1 while the rule development and application automation process were underway.

A motion to approve was made by Mr. Facella and seconded by Mr. Benson.
The motion passed unanimously.

Professional Services Selection (PSS)

A. Rule Development for Chapter 67-49, F.A.C.

Ms. Cox requested Board authorization for staff to proceed with the Rule Development process for Ch. 67-49, F.A.C., with proposed rule amendments to be presented to the Board for approval.

A motion to approve was made by Mr. Motwani and seconded by Mr. Lieberman.
The motion passed unanimously.

State Housing Initiatives Partnership Program (SHIP)

A. 2026 Rule Development

Mr. Aldinger requested Board authorization for staff to proceed with the 2026 Rule Development process.

A motion to approve was made by Mr. Lieberman and seconded by Ms. Hoblit.

The motion passed unanimously.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting adjourned at 9:16 a.m.