

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

In re: Little Haiti Gateway, Inc.

FHFC Case No.: 2026-035VW

**ORDER GRANTING WAIVER OF
RULES 67-48.004(18)(e) and (j), F.A.C. (2001)**

THIS CAUSE came for consideration and final action before the Board of Directors of the Florida Housing Finance Corporation (the “Board”) on June 26, 2026. On June 2, 2026, Florida Housing Finance Corporation (“Florida Housing”) received a Petition for Waiver of Rules 67-48.004(18)(e) and (j), F.A.C. (2001) (the “Petition”), from Little Haiti Gateway, Inc. (“Petitioner”). The Petition seeks a waiver of the referenced rules to allow Petitioner to reduce the total number of units, reduce the set-aside units, and change the legal description of the Development. Notice of the Petition was published on June 4, 2026, in Volume 52, Number 108, of the Florida Administrative Register. Florida Housing received no comments regarding the Petition. After careful review of the record, the Board hereby finds:

1. The Board has jurisdiction over the subject matter of this case and the parties hereto.

2. Petitioner successfully applied for funding to assist in the acquisition and rehabilitation of Little Haiti Gateway, an 80-unit development located in Miami-Dade County, Florida (the “Development”).

FILED WITH THE CLERK OF THE FLORIDA
HOUSING FINANCE CORPORATION

HM/Slumay /DATE 6/29/2026

3. Rules 67-48.004(18)(e) and (j), F.A.C. (2001), state in relevant part:

(18) Notwithstanding any other provision of these rules, there are certain items that must be included in the Application and cannot be revised, corrected or supplemented after the Application Deadline. Failure to submit these items in the Application at the time of the Application Deadline shall result in rejection of the Application without opportunity to submit additional information. Any attempted changes to these items will not be accepted. Those items are as follows:

(e) Site for the Development as set forth in Form 1, Section II;

(j) Total number of units, residential units, set-aside units, Categorical set-aside, and demographic commitment as set forth in Form II, Sections I, III, IV, V and VII for the SAIL Program.

4. Petitioner requests a waiver of the above rules to allow it to reduce the total number of units from 80 to 48, reduce the set-aside units from 57 to 48, and change the legal description of the Development. In support of its Petition, Petitioner explains that Petitioner used a combination of first mortgage financing, a SAIL loan of \$495,000, and additional subordinate debt to finance the rehabilitation of the Development, which consists of a single, two-story apartment building consisting of 48 units, together with 8 cottages containing an additional 32 units throughout the Development Site. Florida Housing's records reflect that the 32 cottage units are Single Room Occupancy (SRO) units. The Development is subject to a SAIL LURA.

5. In 2022, Petitioner was granted a Waiver of Rules 67-48.009(5)(d), 67-48.018(1)(c), and 67-48.023(1)(c), F.A.C. (the "2022 Petition"), allowing Petitioner and its affiliates to apply for Florida Housing funding for a development on a site already subject to a Florida Housing LURA, as long as the proposed development consisted of no less than 75 units on the Development site of Little Haiti Gateway. Thereafter, Notre Maison I, LLLP, an affiliate of Petitioner, was awarded Florida Housing funding in RFA 2023-103 to construct a 75-unit development serving Homeless individuals and families in Miami-Dade County, to be known as Notre Maison, on part of the site of Little Haiti Gateway.

6. During the design of Notre Maison, Petitioner and Notre Maison determined that Petitioner's cottages, that were rehabilitated in 2002, needed to be demolished for Notre Maison to be developed. Demolishing the cottages reduces the total number of units in its Petitioner's Application and LURA from 80 units to 48 units and will also reduce the total set-aside units from 57 to 48 units. This will increase the total set-aside percentage for Little Haiti Gateway from 71.25% to 100%. According to the Petition, the current set-asides of 12 units at 33% AMI and 45 units at 50% AMI will change to 10 units at 33% AMI and 38 units at 50% AMI. In addition, Petitioner requests a

change to the legal description of the SAIL LURA for Little Haiti Gateway to remove a portion of the property to be conveyed to Notre Maison.

7. The Board finds that granting the requested waiver will not adversely impact other participants in funding programs administered by Florida Housing, nor will it detrimentally affect Florida Housing.

8. The Board also finds that Petitioner has demonstrated that strict application of the Rules would impose a substantial hardship if the waiver is not granted.

9. The Board further finds that Petitioner has also demonstrated that the purpose of the underlying statute, which is to “encourage development of low-income housing in the state,” would still be achieved if the waiver is granted. §420.5099, F.S.

IT IS THEREFORE ORDERED that Petitioner’s request for waiver of Rules 67-48.004(18)(e) and (j), F.A.C. (2001), is hereby GRANTED allowing the following:

- a) Reduce the total number of units from 80 to 48, reduce the total set-aside units from 57 to 48, revise the set-asides from 12 units at 33% AMI and 45 units at 50% AMI to 10 units at 33% AMI and 38 units at 50% AMI, and change the legal description of the Development; and,

- b) Amend the SAIL LURA to reflect the reduced total number of units, the revised set-aside unit commitments, and the revised legal description removing the portion of land to be conveyed to Notre Maison.

DONE and ORDERED this 26th day of June, 2026.



Florida Housing Finance Corporation

By: _____

Chairperson

Copies furnished to:

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NOTICE OF RIGHT TO ADMINISTRATIVE REVIEW

A PARTY WHO IS ADVERSELY AFFECTED BY THIS ORDER IS ENTITLED TO ADMINISTRATIVE REVIEW PURSUANT TO SECTIONS 120.542(8), 120.569, AND 120.57, FLORIDA STATUTES. SUCH PROCEEDINGS ARE COMMENCED PURSUANT TO CHAPTER 67-52, FLORIDA ADMINISTRATIVE CODE, BY FILING AN ORIGINAL AND ONE (1) COPY OF A PETITION WITH THE AGENCY CLERK OF THE FLORIDA HOUSING FINANCE CORPORATION, 227 NORTH BRONOUGH STREET, SUITE 5000, TALLAHASSEE, FLORIDA 32301-1329. THE PETITION MUST BE FILED WITHIN TWENTY-ONE (21) DAYS OF RECEIPT OF THIS ORDER, CONSISTENT WITH SECTION 120.569(1), FLORIDA STATUTES, AND RULE 28-106.111(2), FLORIDA ADMINISTRATIVE CODE.