



FHFC Board of Directors' Meeting Minutes

January 30, 2026

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Justin Domer
Mario Facella
Reynolds Henderson
Jody Hudgins
Ron Lieberman
Dev Motwani

BOARD MEMBERS ABSENT:

Larry Cretul
Olivia Hoblit
Daniel Martell

CORPORATION STAFF PRESENTING:

Angie Sellers
Bill Aldinger
Marisa Button
Laura Cox
Katie Coxwell
Kirstin Helms
Ethan Katz
Melissa Levy
David Westcott

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:00 a.m. by Chair Veszi Einhorn. Roll call was taken by Lauren Cronin, Board Liaison, and a quorum was present.

PUBLIC COMMENT

None.

MINUTES

Approval of December 12, 2025, Board Meeting Minutes

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

AUDIT COMMITTEE UPDATE

Vice Chair Benson reported the Audit Committee accepted the OIG Charters, OIG Self-Assessment Audit, EOG Compliance Audit, and the OPPAGA Audit. The December Audit Committee Meeting Minutes were approved.

CONSENT AGENDA

Approval of the Consent Items

A motion to approve the Consent Agenda was made by Mr. Henderson with a second from Mr. Hudgins. The motion passed unanimously.

LEGISLATIVE UPDATE

Ms. Coxwell provided the first Legislative update of the 2026 Legislative Session, which began on January 13. Ms. Coxwell reported that Florida Housing is not advancing any bills but is monitoring a number of bills and focusing on appropriations during this Legislative Session.

LIVE LOCAL UPDATE

Chair Einhorn recognized Marisa Button and expressed gratitude for Ms. Button's strong leadership and deep commitment to Florida Housing, extending her best wishes to Ms. Button in her future endeavors.

Ms. Button provided an update on the Tax Credit Contribution Program and noted that the portal closed on January 15 for Middle Market Certification, with 378 certifications submitted.

Mr. Westcott reported that \$43.8 million of the \$50 million appropriation for the 2025 Florida Hometown Heroes Program has been reserved.

ACTION ITEMS

Housing Stability for Schoolchildren

A. Housing Stability for Schoolchildren Program

Mr. Aldinger presented staff's recommendation to award the RFA to Citrus County School District, in conjunction with its partners at the Citrus County Board of County Commissioners and the Citrus County Education Foundation, and to approve up to \$500,000 in available HOME-TBRA funds to provide rental assistance for homeless families with children in Citrus County.

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

Legal

A. Carver Theater, Ltd. v. Florida Housing Finance Corporation, MHP Pasco III, LLC, Redwood CP Holdings II LLC, Aura Living LLC, FBC Affordable P1B LP, Orange on 14th Street LLC, Twin Lakes III, LTD., and Build First LLC. FHFC Case No. 2025-051BP; DOAH Case No. 25-5963BID.

Gallery at SoMi Parc Phase Two, LLC v. Florida Housing Finance Corporation, Redwood CP Holdings II LLC, Aura Living LLC, Orange on 14th Street LLC, Twin Lakes III, Ltd., and Build First, LLC. FHFC Case No. 2025-052BP; DOAH Case No. 25-5964BID.

Mr. Katz presented staff's recommendation to adopt the Settlement Agreement and Stipulation of Ineligibility and issue a Final Order redistributing the remaining funding in accordance with the selection process outlined in the RFA.

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

Multifamily Programs- Allocations

A. RFA 2025-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties

Ms. Levy recommended approval of the review committee's recommendation to adopt the scoring results of the 72 applications and authorize the tentative selection of the 9 applications as set forth for funding on Exhibit B in the Board Package.

Ms. Levy also recommended approval of the review committee's recommended Ranked Waiting List as set forth on Exhibit C in the Board Package.

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

B. RFA 2025-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and Polk Counties

Ms. Levy recommended approval of the review committee's recommendation to adopt the scoring results of the 38 applications and authorize the tentative selection of the 10 applications as set forth for funding on Exhibit E in the Board Package.

Ms. Levy also recommended approval of the review committee's recommended Ranked Waiting List as set forth on Exhibit F in the Board Package.

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

C. RFA 2025-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Ms. Levy recommended approval of the review committee's recommendation to adopt the scoring results of the 46 applications and authorize the tentative selection of the 3 applications as set forth for funding on Exhibit H in the Board Package.

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

D. RFA 2025-212 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a Part of Local Revitalization Initiatives

Ms. Levy recommended approval of the review committee's recommendation to adopt the scoring results of the 12 applications and authorize the tentative selection of the 1 application as set forth for funding on Exhibit J in the Board Package.

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

E. 2026 Rule Development

Ms. Levy requested Board authorization for staff to proceed with the 2026 Rule Development process.

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

F. Request Waiver of Rules 67-21.028 (1)(a), (2)(a), (3)(f), and (3)(g), F.A.C, for Developments Utilizing Tax-Exempt Bonds are Issued after December 31, 2025

Ms. Levy recommended approval of a waiver of Rules 67-21.028(1)(a), (2)(a), (3)(f), and (3)(g), F.A.C. to allow the use of tax-exempt bond financing threshold of 25% of the aggregate basis of building and land for any Application submitted under the current and prior rule versions utilizing tax-exempt bonds and 4% Housing Credits where the tax-exempt bonds are issued after December 31, 2025.

A motion to approve was made by Mr. Lieberman with a second from Mr. Hudgins.

The motion passed unanimously.

Strategic Plan and Performance Measures

A. Approval of the Florida Housing Finance Corporation 2026 Strategic Plan

Ms. Sellers presented staff's recommendation to approve the proposed Florida Housing Finance Corporation 2026 Strategic Plan.

A motion to approve was made by Mr. Facella with a second from Mr. Benson.

The motion passed unanimously.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting adjourned at 8:42 a.m.