



FHFC Board of Directors' Meeting Minutes

June 26, 2026

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Mario Facella
Leo Garcia
Reynolds Henderson
Olivia Hoblit
Ron Lieberman
Dev Motwani, joined at 8:33am

BOARD MEMBERS ABSENT:

Larry Cretul

CORPORATION STAFF PRESENTING:

Angie Sellers
Laura Cox
Todd Fowler
Kirstin Helms
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

Approval of May 1, 2026, Board Meeting Minutes

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

AUDIT COMMITTEE UPDATE

Approval of Audit Committee Recommendation on External Auditing Services Selection

Vice Chair Benson presented the Audit Committee's recommendation to approve the Review Committee's recommendation that Florida Housing enter into contract negotiations with CliftonLarsonAllen LLP and, if those negotiations are unsuccessful, enter into contract negotiations with Ernst & Young LLP.

A motion to approve the Audit Committee's recommendation was made by Mr. Lieberman and seconded by Mr. Henderson.

The motion passed with Mr. Facella opposed.

Chair Veszi Einhorn announced that Jody Hudgins had submitted his resignation from the Board, resulting in vacancies in the Florida House and Florida Senate-designated seats.

Acceptance of the 2025 Audit Report

Vice Chair Benson reported the Audit Committee reviewed the audit of Florida Housing's 2025 financial statements and that Ernst & Young issued a clean audit with no findings.

A motion to accept the audit report was made by Mr. Facella and seconded by Mr. Lieberman.
The motion passed unanimously.

CONSENT AGENDA

Approval of the Consent Items

Multifamily Programs – Item E., Request Approval for Loan Closing Deadline Extension for Gallery at Rome Yards Phase 4 (RFA 2024-205 / 2025-230BS / 2024-529C) was withdrawn from consideration because the loan had closed and the extension was no longer needed.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 E., Request Approval for Loan Closing Deadline Extension for Gallery at Rome Yards Phase 4 (RFA 2024-205 / 2025-230BS / 2024-529C)**, was made by Mr. Benson and seconded by Mr. Facella.
The motion passed unanimously.

LEGISLATIVE UPDATE

Ms. Sellers reported the Governor has received most, if not all, of the Florida Housing-related bills. She also reported Senate Bill 594 modified the requirements for SHIP local housing assistance plans and the Governor had until June 30 to act on the bill. She also reported that the General Appropriations Act and its related implementing bill had been transmitted to the Governor who had until July 8 to act on them. Ms. Sellers noted Florida Housing had been appropriated \$286,440,000 consisting of \$70,770,000 for Affordable Housing Programs, \$165,670,000 for SHIP, including proviso for the Catalyst Program, and \$50,000,000 for Hometown Heroes.

ACTION ITEMS

Fiscal

A. Fiscal Year 2026/2027 Appropriation Allocation

Ms. Sellers presented staff's recommendation to approve the allocation of the Fiscal Year 2026-2027 appropriation from the State Housing Trust Fund as follows:

- (1) Up to \$416,000 for the Florida Housing Data Clearinghouse, with any funds not used for the Data Clearinghouse allocated to the SAIL Program.
- (2) \$70,354,000 for the SAIL Program.

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

Legal

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

A. Autumn Palms North Port, Ltd. v. Florida Housing Finance Corporation and Zephyrhills JSGL Housing Partners LP; FHFC Case No. 2026-006BP; DOAH Case No. 26-1168BID

Mr. Katz presented staff's recommendation to adopt the Findings of Fact, Conclusions of Law, and Recommendation of the Recommended Order and issue a Final Order consistent with the Recommended Order. Mr. Katz explained that approval of staff's recommendation would render the application submitted by Zephyrhills JSGL Housing Partners LP ineligible and result in Autumn Palms North Port, Ltd., being preliminarily selected for funding and invited into credit underwriting.

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

The motion passed unanimously.

B. Benschley Manor, Ltd., and Benschley Manor Developer, LLC v. Florida Housing Finance Corporation, Heritage Grove, Ltd., Peace Village, Ltd., RPV Parcel E, LP, CGPA Parcel B, LP., and TWG Citrus, LP; FHFC Case No. 2025-068BP; DOAH Case No. 26-0239BID

Autumn Palms North Port, Ltd. v. Florida Housing Finance Corporation, Heritage Grove, Ltd., and Peace Village, Ltd.; FHFC Case No. 2025-069BP; DOAH Case No. 26-0240BID

Blue Central Avenue, LLC v. Florida Housing Finance Corporation, Heritage Grove, Ltd., Peace Village, Ltd.; FHFC Case No. 2025-070BP; DOAH Case No. 26-0241BID

Perrine Apartments, III, Ltd. v. Florida Housing Finance Corporation, Metro Grande I Associates, Ltd., Heritage Grove, Ltd., Peace Village, Ltd., Gallery at Cross Creek, LLC, and Gallery at SoMi Parc Phase Two, LLC; FHFC Case No. 2025-071BP; DOAH Case No. 26-0242BID

Port Richey Leased Housing Associates V, LLLP v. Florida Housing Finance Corporation, Ardent at Gulf View, LP, Heritage Grove, Ltd., and Peace Village, Ltd.; FHFC Case No. 2025-072BP; DOAH Case No. 26-0244BID

Bradley Gardens, Ltd. v. Florida Housing Finance Corporation, Ardent at Gulf View, LP, Heritage Grove, Ltd., and Peace Village, Ltd.; FHFC Case No. 2025-073BP; DOAH Case No. 26-0245BID

Mr. Katz presented staff's recommendation to adopt Florida Housing's Limited Exception to the Recommended Order, adopt the remaining Findings of Fact, Conclusions of Law, and Recommendation of the Recommended Order, except as modified by Florida Housing's Limited Exception; and issue a Final Order consistent with that recommendation. Mr. Katz noted that Benschley had withdrawn its exceptions and that no ruling on those exceptions was required. Mr. Katz explained that approval would render Ardent at Gulf View, Gallery at Cross Creek, Gallery at SoMi Parc Phase Two, and Magnolia Gardens ineligible for funding. Citrus Gardens would remain eligible but would not receive the proximity point preference, and the preliminary funding results would be revised accordingly.

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

C. In re: Resolutions 2026-01 and 2026-02; Signature Authority

Ms. Cox presented staff's recommendation to adopt Resolutions 2026-001 and 2026-002.

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

Multifamily Programs- Allocations

A. Request to Re-Allocate SAIL Funding Remaining from RFA 2026-102

Ms. Levy presented staff's recommendations to:

- (1) Authorize staff to proceed with the reissuance of RFA 2026-102, utilizing up to \$9,000,000 in SAIL funding, and authorize the Chief Financial Officer to establish a review committee for the RFA and make recommendations for awards to the Board; and
- (2) Authorize staff to allocate the remaining \$7,615,371, together with any funding remaining from the reissuance of RFA 2026-102, to support the buydown of 60% AMI units to Extremely Low Income units in existing Permanent Supportive Housing developments.

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

The motion passed unanimously.

B. 2026-2027 Tentative Funding Amounts and Timeline for Request for Applications (RFAs) for Multifamily Developments

Ms. Levy requested authorization to proceed with the development of various RFAs and authorization for the Executive Director or Chief Financial Officer to establish a review committee for each RFA, as each RFA is issued, to make recommendations for the awards to the Board.

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

The motion passed unanimously.

Professional Services Selection (PSS)

A. Request for Proposals (RFP) 2026-08, for Auditing Services

This item was addressed and approved during the Audit Committee Update. No separate action was taken when the Professional Services Selection section was reached.

B. Single Source Procurement for Affordable Housing Catalyst Program Services

Ms. Sellers presented staff's recommendation that the Board authorize staff to enter into a one-year, single source contract with the Florida Housing Coalition, Inc., to deliver affordable housing training and technical assistance under the Catalyst Program.

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.