



FHFC Board of Directors' Meeting Minutes

May 1, 2026

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Larry Cretul
Justin Domer
Mario Facella
Olivia Hoblit

BOARD MEMBERS ABSENT:

Reynolds Henderson
Jody Hudgins
Ron Lieberman
Dev Motwani

CORPORATION STAFF PRESENTING:

Angie Sellers
Bill Aldinger
Laura Cox
Justin Evans
Todd Fowler
Kirstin Helms
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 March 20, 2026, Board Meeting Minutes

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

CONSENT AGENDA

Approval of the Consent Items

Multifamily Programs- D. Request Approval for Loan Closing Deadline Extension for Independence Place II (RFA 2025-102 / 2025-286SA) was pulled from consideration by Ms. Sellers as the entity closed and no longer needed an extension.

A motion to approve the Consent Agenda, excluding **Multifamily Programs- D. Request Approval for Loan Closing Deadline Extension for Independence Place II (RFA 2025-102 / 2025-286SA)**, was made by Mr. Facella and seconded by Mr. Benson.

The motion passed unanimously.

LEGISLATIVE UPDATE

Ms. Sellers reported no Florida Housing related bills had been sent to the Governor for signature as of May 1. She also reported the Senate and House were still in budget discussions, although both chambers had agreed to allocations. Budget conferences were expected to occur May 12-15. Unresolved budget items would then be sent to the budget chairs and presiding officers, with a vote on the final budget after Memorial Day.

LIVE LOCAL UPDATE

Ms. Sellers reported the Tax Credit Contribution program for the 2025 fiscal year received \$61.2 million in allocations, an increase of \$30 million from the last Board meeting. Ms. Sellers also reported no change to the Multifamily Middle Market Certification with 377 certificates issued for 34 counties.

Mr. Westcott reported the Hometown Heroes program had been fully reserved, and any additional program funding would be subject to future legislative appropriations.

ACTION ITEMS

Fiscal

A. Unrestricted Net Position Designations

Ms. Sellers presented staff's recommendation to approve the designation categories of unrestricted net position as listed in the Board Package.

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

Florida Housing's Preservation Plan

A. Florida Housing's Preservation Plan of Rental Properties in its Portfolio

Mr. Aldinger requested approval of the updated 2026 Preservation Plan and Priority Matrix.

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

Homeownership Programs

A. Homeownership Pilot Program Utilizing Manufactured Housing

Mr. Westcott requested authorization for the previously approved \$3 million from the December 12, 2025, Board Meeting for loan guarantees to also be used for land acquisition, infrastructure, and construction financing together with the ability to leave behind funds for the purchaser in the form of down payment and closing cost assistance.

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

Multifamily Programs- Allocations

A. RFA 2026-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs

Ms. Levy recommended approval of the Review Committee's recommendation to adopt the scoring results of the one application as set out on Exhibit A in the Board Package.

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

B. Request to Allocate Additional SAIL and Housing Credit Funding in RFA 2026-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities

Ms. Levy requested authorization to utilize the remaining 9% Housing Credits from the 2025-2026 RFA Cycle and the remaining SAIL funding from RFA 2026-106, along with an additional \$1,359,700 in SAIL funding remaining from RFA 2026-102, to fund Application Number 2026-333CS Bramblewood Isle, which may include a binding commitment, if necessary.

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

C. 2026 Rule Development

Ms. Levy recommended approval of the proposed rules and QAP and authorization for staff to file the rules for adoption if an NOC was not required. If a NOC is required, Ms. Levy recommended authorizing the Board Chair to determine whether an NOC makes material, substantive changes to the rule chapter. If the Chair determines that it does not, staff recommended that the Board approve such NOC without the requirement of another Board Meeting. In the alternative, if the Chair determines that the NOC does make material, substantive changes to the rule chapter, staff recommended that a telephonic Board Meeting be called to obtain Board approval for any required changes, with such changes to be ratified at the next regularly scheduled Board meeting.

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

D. Request to Begin Development of the 2026 Housing Credit Geographic Request for Applications

Ms. Levy requested staff authorization to proceed with the development of the Housing Credit RFAs 2026-201, 2026-202, and 2026-203.

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

E. Request to Begin Development of RFAs/ITPs for a Preservation Pilot Program to Include Financing for Preserving Affordability of Developments in the Corporation's Portfolio and for Preserving Extremely Low Income Units in Developments in the Corporation's Portfolio

Ms. Levy requested approval of staff's recommendation to utilize up to \$20 million of the reserved funding to develop an RFA or an ITP for Financing for Preserving Affordability of Developments in the Corporation's Portfolio.

Ms. Levy also requested approval of staff's recommendation to utilize up to \$10 million of the reserved funding to develop an RFA or an ITP for Preserving Extremely Low-Income Units in the Corporation's Portfolio.

A motion to approve both recommendations was made by Mr. Facella and seconded by Mr. Domer.
The motion passed unanimously.

Professional Services Selection (PSS)

A. Request for Qualifications (RFQ) 2026-03 for Single Family Senior Manager, Single Family Co-Manager, Single Family Selling Group Member, and Multifamily Investment Bankers

Ms. Sellers recommended approval of the Review Committee's recommendations, as set forth in the Board Package, including authorization for Florida Housing to offer engagement letters as follows:

(1) to the four highest scoring Respondents for Single Family Senior Manager;

(2) to the next five highest scoring Respondents for Single Family Co-Manager;

(3) to each of the remaining Respondents for Selling Group Members; and

(4) to all 12 Respondents who expressed interest in serving as Multifamily Investment Bankers.

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

The motion passed unanimously.

B. Request for Qualifications (RFQ) 2026-06 for Compliance Administration Services for the Homebuyer Loan Program

Mr. Westcott recommended approval of the Review Committee's recommendation to enter into contract negotiations with Hilltop Securities, Inc., the highest scoring respondent as determined by the evaluation criteria set forth in the RFQ and deemed to be in the best interests of Florida Housing. Should contract negotiations with that firm fail, the Review Committee recommended entering into contract negotiations with the second highest scoring respondent, Housing and Development Services, Inc. d/b/a eHousing Plus.

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

The motion passed unanimously.

C. Single Source Procurement for OnBase Licensing

Mr. Evans requested staff authorization to enter into contract negotiations for a one-year, single source contract with Hyland Software, Inc., for continued access to the enterprise license.

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

The motion passed unanimously.

D. Single Source Procurement for Microsoft Dynamics Great Plains Software and Support

Ms. Helms requested staff authorization to enter into contract negotiations for a one-year, single source purchase with Enavate, Inc. for continued access to the enterprise license.

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

The motion passed unanimously.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting adjourned at 9:40 a.m.