



FHFC Board of Directors' Meeting Minutes August 1, 2025

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson
Larry Cretul
Justin Domer
Mario Facella
Reynolds Henderson
Ron Lieberman
Daniel Martell
Dev Motwani

BOARD MEMBERS ABSENT:

Olivia Hoblit
Jody Hudgins

CORPORATION STAFF PRESENTING:

Bill Aldinger
Marisa Button
Katie Coxwell
Melissa Levy
Angie Sellers
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, and a quorum was present.

PUBLIC COMMENT

Alexis Monroe, Cofounder and Co-Executive Director, The Real Estate Foundation.
Pristina Kebo, Co-Executive Director, The Real Estate Foundation.
Ken Daily, Atlantic Pacific; on behalf of the Coalition of Attainable Housing Providers.
Kimberly Simon, Blessed Living Revitalization.

MINUTES

Approval of the June 13, 2025, Board of Directors Meeting Minutes.

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

LEGISLATIVE UPDATE

Ms. Coxwell provided a final update on the 2025 Legislative Session noting continued investment in affordable housing, including funding for SAIL, SHIP, Hometown Heroes, and Live Local. She also summarized key legislation affecting property tax exemptions and land use. Hometown Heroes will return to an occupation-based model in FY 2025–26.

LIVE LOCAL UPDATE

Ms. Button provided an update on Live Local Programs, including status of tax credit contribution requests, ongoing administration of the Multifamily Middle Market Certification, and upcoming RFAs supported by new funding. She noted continued public outreach and efforts to streamline processes.

ACTION ITEMS

Housing Stability for Schoolchildren

A. Housing Stability for Schoolchildren Program in Santa Rosa County

Mr. Aldinger requested authorization for staff to approve \$500,000 in HOME Tenant-Based Rental Assistance funds to serve up to 25 program-eligible families at a time, with support from the Milton Public Housing Authority and school district partners.

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

Chair Veszi Einhorn requested a rollcall vote. The vote was as follows.

- Sandra Veszi Einhorn - Yes.
- Ryan Benson - Yes.
- Larry Cretul - Yes.
- Justin Domer - Yes.
- Mario Facella - Yes.
- Reynolds Henderson - Yes.
- Ron Lieberman - Yes.
- Daniel Martell - Yes.
- Dev Motwani - Yes.

The motion passed unanimously.

Legal

A. Beacon at Creative Village-Phase II Partners, Ltd.; FHFC Case No. 2025-037VW.

Board Member Larry Cretul recused himself from Legal Action Item A due to a conflict of interest involving his employer, which represents the applicant or related entities.

Ms. Levy presented the waiver request recommending approval of three waivers to allow bond origination and servicing by a non-qualified institutional buyer affiliated entity (MSPJ Bond Holdings, LLC) due to the complex condominium financing structure of the development.

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

Chair Veszi Einhorn requested a rollcall vote. The vote is as follows.

- Sandra Veszi Einhorn - Yes.
- Ryan Benson - Yes.
- Justin Domer - Yes.
- Mario Facella - Yes.
- Reynolds Henderson - Yes.
- Ron Lieberman - Yes.
- Daniel Martell - Yes.
- Dev Motwani - Yes.

The motion passed unanimously.

Multifamily Programs- Allocations

A. RFA 2025-108 9% Housing Credits and SAIL Financing for Homeless Housing Developments Located in Medium and Large Counties.

Ms. Levy recommended approval of the Committee's recommendations to adopt the scoring results of the five applications and authorize a tentative selection of the two applications set out on Exhibit B for funding.

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

The motion passed unanimously.

Single Family

A. Request Approval of the Eligible Occupations List for the Hometown Heroes Loan Program.

Mr. Westcott recommends the Board approve the list of eligible occupations for the hometown Heroes Program.

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

The motion passed unanimously.

CONSENT AGENDA

Approval of the Consent Items

Board Member Mario Facella recused himself from National Housing Trust Fund Consent Item 6B, Princeton Manor, due to a conflict of interest as the direct lender.

Board Member Larry Cretul recused himself from Housing Credit Consent Item B, Beacon at Creative Village – Phase II, Multifamily Programs Consent Items D, Riverbend Landings, and E, Riverbend Landings – Phase II due to a conflict of interest involving his employer, which represents the applicant or related entities.

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

The motion passed unanimously.

ELECTION OF VICE CHAIR

Chair Veszi Einhorn noted that following the appointment of Mr. Henderson to the Board on June 13, 2025, the Vice Chair position became vacant. She requested a motion to appoint a new Vice Chair to serve for the remainder of the 2025 calendar year.

A motion was made by Mr. Cretul nominating Mr. Benson for Vice Chair, with a second from Mr. Henderson.

The motion passed unanimously.

PUBLIC COMMENT

Alexis Monroe, Cofounder and Co-Executive Director, The Real Estate Foundation.

John Harvey, member of the Affordable Housing Advisory Committee, Sarasota County.

ADJOURNMENT

The meeting was adjourned at 9:46 a.m.