



FHFC Board of Directors' Meeting Minutes

December 12, 2025

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Larry Cretul
Mario Facella
Leo Garcia
Reynolds Henderson
Olivia Hoblit
Jody Hudgins
Ron Lieberman
Daniel Martell
Dev Motwani

BOARD MEMBERS ABSENT:

None.

CORPORATION STAFF PRESENTING:

Marisa Button
Laura Cox
Katie Coxwell
Kirstin Helms
Melissa Levy
Angie Sellers
David Westcott

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:30 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 October 24, 2025, Board Meeting Minutes

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

AUDIT COMMITTEE UPDATE

Vice Chair Benson reported the October Audit Committee Meeting Minutes were approved and the performance evaluations and salary adjustments for Chris Hirst and Angie Sellers were reviewed and discussed followed by a closed session for an Information Security and Incident Management discussion.

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

CONSENT AGENDA

Approval of the Consent Items

Jody Hudgins pulled Legal- Consent **C. FED Venture, L.P; FHFC Case No. 025-060VW** for discussion.

Ms. Sellers noted a scrivener's error in the recommendation for Multifamily Programs-Consent **I. Request Approval for Firm Loan Commitment Issuance Deadline Extension for New River Place (RFA 2024-215 / 2025-167BS / 2024-516C)**. The deadline listed in the recommendation is May 8, 2025, and it should be May 8, 2026.

A motion to approve the Consent Agenda as revised to correct the scrivener's error and with the exclusion of Legal- Consent C. was made by Mr. Lieberman with a second from Mr. Martell.
The motion passed unanimously.

After discussion, a motion to approve Legal- Consent **C. FED Venture, L.P; FHFC Case No. 025-060VW** was made by Mr. Hudgins with a second from Mr. Lieberman
The motion passed unanimously.

LEGISLATIVE UPDATE

Ms. Coxwell reported the conclusion of Committee Weeks and noted Florida Housing's strategy going into the 2026 Legislative Session. Ms. Coxwell also provided important upcoming deadline dates for Session.

LIVE LOCAL UPDATE

Ms. Button provided an update on the Tax Credit Contribution Program numbers and noted the portal opening for the Middle Market Certification, which closes January 15th.

Mr. Westcott reported that \$35 million of the \$50 million appropriation for the 2025 Florida Hometown Heroes Program has been reserved and represents 2,156 families throughout the state. Mr. Westcott also reported those funds have leveraged almost \$700 million in first mortgages.

STRATEGIC PLAN UPDATE

Ms. Button provided an update on the five-year strategic plan that was previously discussed at the Board Retreat.

ACTION ITEMS

Fiscal

A. 2026 Proposed Operating Budget.

Ms. Helms presented staff's recommendation to approve the 2026 Operating Budget.

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

Homeownership Programs

A. Request Permission to Create a Homeownership Pilot Program Utilizing Manufactured Housing.

Mr. Westcott requested staff authorization to conduct one or more workshops, work with interested stakeholders, and, if prudent, issue a competitive solicitation for a Homeownership Pilot Program utilizing Manufactured Housing that would use up to \$3 million of available funds in the form of loan guarantees to leverage private capital construction financing.

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

The motion passed unanimously.

Multifamily Programs- Allocations

A. RFA 2025-204 SAIL Financing for the Preservation of Elderly Developments

Ms. Levy recommended approval of the committee's recommendation to adopt the scoring results of the 2 applications and authorize the tentative selection of the 1 application for funding.

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

The motion passed unanimously.

B. RFA 2025-205 SAIL Financing of Affordable Multifamily Housing Developments To Be Used In Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits.

Ms. Levy recommended approval of the committee's recommendation to adopt the scoring results of the 93 applications, authorize the tentative selection of the 12 applications for funding, and approve the Committee's recommended Ranked Waiting List.

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

The motion passed unanimously.

C. RFA 2025-215 Live Local SAIL Financing for Developments Near Military Installations.

Ms. Levy recommended approval of the committee's recommendation to adopt the scoring results of the 15 applications and authorize the tentative selection of the 3 applications for funding.

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

The motion passed unanimously.

Professional Services Selections (PSS)

A. Single Source Procurement for a Davis-Bacon Software Solution.

Mr. Westcott presented staff's recommendation to proceed with entering into a new, one-year, single source contract with Elation Systems, Inc., for their Davis-Bacon and Section 3 software solution.

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

The motion passed unanimously.

ELECTION OF 2026 CHAIR AND VICE CHAIR

A motion to nominate Sandra Veszi Einhorn for Chair was made by Mr. Benson with a second from Mr. Facella. The motion passed unanimously.

A motion to nominate Ryan Benson for Vice Chair was made by Mr. Lieberman with a second from Mr. Facella. The motion passed unanimously.

CLOSING REMARKS

Chair Veszi Einhorn expressed her gratitude and thankfulness to serve as Board Chair for another year. Chair Veszi Einhorn also expressed her gratitude to the Florida Channel, as they have traveled across the state to be at Florida Housing Board Meetings.

GENERAL COMMENTS

Following the Chair's invitation for public comment, several Board Members offered brief comments, including a clarifying question from Mr. Facella to which staff provided a brief response.

PUBLIC COMMENT

Ken Naylor, Atlantic Pacific, on behalf of the Coalition of Attainable Housing Providers.

ADJOURNMENT

The meeting adjourned at 9:40 a.m.