



FHFC Board of Directors' Meeting Minutes October 24, 2025

BOARD MEMBERS PRESENT:

Sandra Veszi Einhorn, Chair
Ryan Benson, Vice Chair
Justin Domer
Mario Facella
Olivia Hoblit
Jody Hudgins
Ron Lieberman
Daniel Martell
Dev Motwani

BOARD MEMBERS ABSENT:

Larry Cretul
Reynolds Henderson

CORPORATION STAFF PRESENTING:

Marisa Button
Laura Cox
Katie Coxwell
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.

OPENING STATEMENT

Chair Einhorn recognized Shannon Nazworth from Ability Housing, noting her 22-year history of dedication and advocacy for affordable housing and extended her thankfulness and best wishes to Ms. Nazworth in her future endeavors.

PUBLIC COMMENT

Steve Auger, Birdsong Housing
Shannon Nazworth, Ability Housing

MINUTES

Approval of September 19, 2025, Board Meeting, FHFC II Inc, and FHFC III Inc, Minutes

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

AUDIT COMMITTEE UPDATE

Vice Chair, Benson, reported the June Audit Committee Meeting Minutes were approved and the OIG Risk Assessment Report was reviewed and discussed.

CONSENT AGENDA

Approval of the Consent Items

Ms. Sellers pulled Legal- Consent **E. In Re: Grove Manor Phase II, LLC; FHFC Case No. 2025-050VW** from consideration.

Board Member Mario Facella recused himself from voting on National Housing Trust Fund- Consent **A. Princeton Manor (RFA 2023-203 and 2023-205 / 2024-195CN)** due to a direct conflict of interest.

A motion to approve the Consent Agenda as revised was made by Mr. Martell with a second from Mr. Lieberman. The motion passed unanimously, with Mr. Facella recusing.

LEGISLATIVE UPDATE

Ms. Coxwell reported the completion of implementation following the 2025 Legislative Session and the beginning of 2026 Committee Weeks. Ms. Coxwell noted Florida Housing's strategy going into the 2026 Legislative Session.

Ms. Coxwell also noted important upcoming deadline dates of note.

LIVE LOCAL UPDATE

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

Mr. Westcott reported that Hometown Heroes \$24 million out of \$50 million has been reserved and represents 1,465 families throughout the state. Mr. Wescott noted the current pace of reservations should be full by New Year's.

STRATEGIC PLANS UPDATE

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

ACTION ITEMS

Multifamily Programs- Allocations

A. RFA 2025-213 Live Local SAIL Financing for Mixed Income, Mixed-Use, and Urban Infill Developments.

Ms. Levy recommended approval of the committee's recommendation to adopt the scoring results of the 47 applications and authorize tentative selection of the 11 applications set out on Exhibit B for funding.

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

B. Request to Allocate Returned Funding from RFA 2024-214 Live Local SAIL Financing to be used for Developing and Reconstructing Affordable Multifamily Housing Developments.

Ms. Levy requested staff authorization to allocate Live Local SAIL funding being returned from Towne Villas I and Town Villas II to RFA 2025-214.

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

C. Request to issue an Invitation to Participate (ITP) for a Pilot Program for Standby Generators for Elderly and Permanent Supportive Housing Developments in the Corporation's Portfolio.

Ms. Levy presented staff's recommendation to utilize up to \$10 million in disaster recovery funds as grant funding to develop and issue an ITP for standby generators for Elderly and Permanent Supportive Housing Developments in the Corporation's Portfolio.

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

The motion passed unanimously.

D. Open Non-Competitive Application Package for Corporation-Issued MMRB and Non-Competitive Housing Credits for Applications Meeting Certain Criteria.

Ms. Levy recommended staff authorization to temporarily, up to \$100 million in MMRB requests, open the Non-Competitive Application Package for Corporation-issued MMRB and Non-Competitive Housing Credits, to Applicants that can meet the following requirements.

1. Submitted Applications may make a request of MMRB no greater than 30% of Total Development Cost.
2. Staff will close the Non-Competitive Application Package for Corporation-Issued MMRB and Non-Competitive Housing Credits upon receipt of \$100 million in MMRB requests. Any request for MMRB that is above \$100 million in totality will be denied.
3. To ensure Applications do not amplify already constrained allocation in impending years, submitted Applications that do not at a minimum complete credit underwriting by December 31, 2026, will be required to withdraw from funding, unless otherwise approved by the Board.
4. Any Applicant or Developer Principal of Non-Competitive Applications submitted in response to the Board's March 28, 2025, approval to temporarily open the Non-Competitive Application Package but has not completed credit underwriting will not be eligible to apply.
5. If the Application is not completely cured and an Invitation to Credit Underwriting has not been issued to the Applicant by December 19, 2025, the Application will be denied.

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

The motion passed unanimously.

Professional Services Selections (PSS)

A. Request for Qualifications (RFQ) 2025-04, for Credit Underwriting, Permanent and Construction Loan Servicing, and Compliance Monitoring Services.

Ms. Cox recommended that Florida Housing enter contract negotiations with all three responsive firms to ensure adequate capacity and flexibility across programs.

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

The motion passed unanimously.

B. Request for Qualifications (RFQ) 2025-09, for Inclusion in a Pool of Energy Consumption Model Utility Allowance Estimate Providers.

Ms. Cox recommended that Florida Housing enter contract negotiations with all eight responsive firms for inclusion in the qualified pool of energy consumption model utility allowance estimate providers. In addition, Staff recommends issuing a new RFQ to further expand the pool, given the significant growth in Florida Housing's portfolio relative to the modest increase in available providers, which will help ensure capacity, continuity, and sufficient competition going forward.

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

The motion passed unanimously.

PUBLIC COMMENT

Rafael Mas, Attorney, Jacksonville Legal Aid

ADJOURNMENT

The meeting was adjourned at 9:27 a.m.