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FLORIDA HOUSING FINANCE CORPORATION

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TWIN LAKES III, LTD.,

Petitioner,

CASE NO. 2021-107BP  
Application # 2022-147BSN

FLORIDA HOUSING  
FINANCE CORPORATION

v.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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**FORMAL WRITTEN PROTEST**  
**AND PETITION FOR ADMINISTRATIVE HEARING**

TWIN LAKES III, LTD. (“Petitioner”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to sections 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code (“F.A.C.”) challenging the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on December 10, 2021, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), relative to Request for Applications 2021-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the “RFA”).

**Parties**

1. Petitioner is a Florida limited liability company engaged in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner filed a response to the RFA for its proposed affordable housing project Twin Lakes Estates – Phase III, which was assigned application number #2022-147BSN

(“Petitioner’s Application”). For purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing’s file number for Petitioner’s Application is 2022-147BSN.

3. Florida Housing is a public corporation created by Section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida.

#### Notice

4. Petitioner received notice of Florida Housing’s intended decision to award funding pursuant to the RFA on December 10, 2021, when Florida Housing posted RFA 2021-205 Board Approved Preliminary Awards (Exhibit A) and the Board Approved Scoring Results (Exhibit B) on its website. Petitioner’s Application was deemed eligible but was not included in the applications selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Petitioner’s Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing’s intended award decisions on December 15, 2021. See Exhibit C.

#### Background

6. Florida Housing administers various programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. Florida Housing is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing. Florida Housing allocates funding for affordable housing through the State Apartment Incentive Loan (“SAIL”) program.

#### The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See Rule 67-60.001(2), F.A.C.

9. On August 17, 2021, Florida Housing issued the RFA seeking applications for affordable, multifamily housing for families and the elderly utilizing SAIL funding as gap funding in conjunction with (i) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt Bonds obtained through a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government, (ii) Non-Competitive Housing Credits (Housing Credit) and, if applicable, (iii) National Housing Trust Funds (NHTF). See RFA, p. 2. Modifications to the RFA were issued on August 20, 2021, and October 8, 2021. The RFA was issued pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C. Florida Housing expected to offer an estimated \$65,758,500 in funding through the RFA, comprised of a part of the Family and Elderly Demographic portion of the SAIL funding appropriated by the 2021 Florida Legislature.

10. The RFA was issued by Florida Housing as the competitive solicitation method for allocating funding to competing affordable housing developments. Applications in response to the RFA were due on October 19, 2021 (the “Application Deadline”).

11. The RFA sets forth the information required to be submitted by an applicant and provides a general description of the type of projects that will be considered eligible for funding. The RFA also delineates the funding selection criteria and specifies that only those applications that meet all of the Eligibility Items will be eligible for funding and considered for funding selection. See RFA, p. 88. All applicants must meet the requirements set forth in the RFA, include with their application the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53, Florida Administrative Code. See RFA, pp. 8.

12. The RFA set forth the following funding goals:

- One Application that selected the Development Category of Preservation, with or without Acquisition, regardless of Demographic Commitment or County Size;
- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference;
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants;
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veterans Preference; and
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

See RFA, p. 94.

13. A Funding Test and County Tally also apply. Under the Funding Test “[a]pplications will only be selected for funding if there is enough SAIL funding available in both the applicable SAIL Geographic Category (SAIL Geographic Funding Test) and the SAIL

Demographic Category (SAIL Demographic Funding Test) to fund the Applicant’s Total SAIL Request Amount (i.e., the Applicant’s Eligible SAIL Request Amount plus the Applicant’s Eligible ELI Loan Request Amount).” See RFA, p. 92. With respect to the County Tally, the RFA provides:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

See RFA p. 94.

14. The RFA provides that the highest scoring applications will be sorted from highest score to lowest score, with any scores that are tied separated in the following order:

- a. Application Sorting Order when selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition.

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- (1) By the Application’s eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (2) By the Age of Development Preference (with preference given to Applications that demonstrate within the Development Category Qualification Letter provided as Attachment 6 that the proposed Development was originally built at least 30 years prior to the Application Deadline, as outlined in Section Four, A.4.b.(2)(d) of the RFA);
- (3) By RA Level 1, 2 or 3 Preference (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined in Section Four A.4.b.(3) of the RFA);

- (4) By the Application's eligibility for the ESS Construction Funding Preference, as outlined in Section Four A.4.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
  - (5) By the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
  - (6) By the Application's Leveraging Level which is outlined in Item 3 of Exhibit C of the RFA (with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number);
  - (7) By the Application's actual RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1 Applications receive the most preference and RA Level 6 Applications receive the least preference);
  - (8) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
  - (9) By lottery number, resulting in the lowest lottery number receiving preference.
- b. Application Sorting Order during selection process after selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition
- (1) By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.10.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
  - (2) Next, by the Application's Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
  - (3) By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

- (4) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- (5) By lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 94-96.

15. The RFA includes the following Funding Selection Process:

- a. Goal to fund one Application that selected the Development Category of Preservation

The first Application selected for funding will be the highest ranking eligible Application that selected the Development Category of Preservation, with or without Acquisition, regardless of the county or Demographic Commitment.

- b. Goals to fund eight Medium and Large County, New Construction Applications

- (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County

- (a) First Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications

The first Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- (b) Second Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County.

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.
- If the Application selected for funding in paragraph (a) was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Application selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Application’s qualifications for the Veterans Preference, or the Applicants’ status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
- If the Application selected for funding in paragraph (a) was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Application’s qualifications for the Veterans Preference, or the Applicants’ status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not

be met because there were not enough eligible Applications that meet the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Application, the highest-ranking eligible Elderly, Large County, New Construction Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meet the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meets the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless

of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

See RFA, pp. 96-100.

16. A Review Committee comprised of Florida Housing staff was assigned to conduct the initial evaluation and scoring of the RFA responses. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the Funding Selection criteria set forth in the RFA to develop a proposed allocation of funding to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on December 10, 2021. See Exhibit A.

17. Of the applications received in response to the RFA, fourteen applications were preliminarily selected to receive SAIL funding. See Exhibit A. An additional two applications were selected to receive additional funding approved by the Board. See Exhibit A.

18. Petitioner timely submitted an application in response to the RFA requesting \$2,971,500 (SAIL in the amount of \$2,500,000 + ELI In the amount of \$471,500), in financing for its affordable housing project Twin Lakes Estates – Phase III located in Polk County. Petitioner's Application satisfied all of the required elements of the RFA and was deemed eligible for funding under the Medium County Family Demographic Goal #5 but was erroneously not preliminarily selected for funding.

19. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After

resolution of the administrative challenges, results will be presented to the Florida Housing Board for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

20. A correct determination of the developments eligible for funding under the RFA has not been made. As a result of errors in the eligibility determinations, scoring and ranking process, applications were included in the rankings that should have been deemed ineligible. Specifically,

21. The Review Committee erroneously found Falcon Trace II located in Osceola County (Application #2022-186S) eligible for funding. Falcon Trace II was preliminarily awarded \$6,600,000 in financing. If Falcon Trace II's application had been properly determined to be ineligible, then Petitioner's Application would have been selected for funding as the highest ranked Medium County Family Demographic (Leveraging Level 3) under Goal #5.

22. As set forth below, the eligibility determinations and preliminary ranking of Falcon Trace II as eligible failed to take into account the failure of Falcon Trace II to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules.

23. Falcon Trace II failed to demonstrate site control as of the Application Deadline and failed to properly identify all Principals on the Applicant and Developer Principals Disclosure Form.

#### Substantial Interests Affected

24. Petitioner's substantial interests are affected because deeming Falcon Trace II eligible for funding results in that application being ranked higher for funding selection purposes than Petitioner's Application under Goal #5, Medium County Family Demographic. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017).

Errors in the Preliminary Awards and Determinations of Eligibility

25. As a mandatory eligibility item, the RFA requires an applicant to demonstrate that it has site control as of the Application Deadline. See RFA, pp. 49, 88-89. The evidence must be included with the application when submitted to be considered. See RFA, p. 7.

26. To demonstrate site control, the RFA states, in pertinent part:

7. Readiness to Proceed

a. Site Control

Demonstrate site control by providing, as Attachment 8 to Exhibit A, the properly completed and executed Florida Housing Finance Corporation Site Control Certification form (Form Rev. 08-18), which is provided on the RFA Webpage.

For the Site Control Certification form to be considered complete, as an attachment to the form, include the documentation required in Items (1), (2), and/or (3), as indicated below, demonstrating that it is a party to an eligible contract or lease, or is the owner of the subject property. Such documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases. If the proposed Development consists of Scattered Sites, site control must be demonstrated for all of the Scattered Sites.

(1) An eligible contract must meet all of the following conditions:

(a) It must have a term that does not expire before March 31, 2022 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than March 31, 2022;

(b) It must specifically state that the buyer's remedy for default on the part of the seller includes or is specific performance;

(c) The Applicant must be the buyer unless there is an assignment of the eligible contract, signed by the assignor and the assignee, which assigns all of the buyer's rights, title and interests in the eligible contract to the Applicant; and

(d) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to sell the property to the seller. Any intermediate contract must meet the criteria for an eligible contract in (a) and (b) above. [Emphasis added.]

See RFA, pp. 49-50.

27. In its application, Falcon Trace II sought to demonstrate site control by providing an Assignment and Assumption of Purchase and Sale Agreement, which purports to assign the rights through Purchaser, (DDER Holdings, LLC) to the Applicant, Falcon Trace II, LLC (“Assignment”).

28. With respect to assignment, the Purchase and Sale Agreement, provides:

Purchaser may only assign Purchaser’s rights under this Agreement upon the written consent of the Seller and provided the Assignee, expressly assumes all of the terms, conditions and obligations of this Agreement in writing. [Emphasis added.]

The requisite written consent from the Seller of the property was not included in the Falcon Trace II application. Failure to include the written consent is contrary to mandatory requirements of the RFA that the Applicant must be the Buyer unless there is an assignment of the eligible contract. Since there is no documentation that the Seller provided written consent and assumed all of the terms and obligations of the Purchase and Sale Agreement, the Assignment is not sufficient to demonstrate site control as of the Application Deadline.

29. Falcon Trace II also failed to properly identify all of the principals of the applicant, Falcon Trace II, LLC.

30. The RFA requires, as a mandatory eligibility item, that applicants identify the applicant, developer and all affiliates of the proposed development on a properly completed Applicant and Developer Principals Disclosure Form (the “Disclosure Form”). See, RFA, pp. 15-16, 88. The RFA provides:

c. Principals Disclosure for the Applicant and for each Developer and Priority Designation (5 points)

(1) Eligibility Requirements

To meet the submission requirements, upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) (“Principals Disclosure Form”) as outlined in Section Three above. Prior versions of the Principal Disclosure Form will not be accepted.

To meet eligibility requirements, the Principals Disclosure Form must identify, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-48.0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application deadline.

For Housing Credits, the investor limited partner of an Applicant limited partnership or the investor member of an Applicant limited liability company must be identified on the Principal Disclosure Form.

See RFA, pp. 15-16.

31. “Principal” is defined as:

(a) For a corporation, each officer, director, executive director, and shareholder of the corporation.

(b) For a limited partnership, each general partner and each limited partner of the limited partnership.

(c) For a limited liability company, each manager and each member of the limited liability company.

(d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.

(e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority. [Emphasis added.]

See Rule 67-48.002(94), F.A.C.

32. In its application, Falcon Trace II, LLC failed to disclose all of its principals as required by Rule 67-48.002(94), F.A.C.

33. On the Principal Disclosures Form for the Applicant, at the first disclosure level, Falcon Trace II, LLC, listed DDER Falcon Trace II Manager, LLC, as its Manager and Non-Investor Member. At the second disclosure level, DDER Holdings, LLC is listed as the Managing Member of DDER Falcon Trace II Manager, LLC. According to the Secretary of State, Division

of Corporation's website, however, DDER Holdings, LLC, is merely the registered agent of DDER Falcon Trace II Manager, LLC, not the Managing Member.

34. The Division of Corporation's website lists the following individuals as Managers of DDER Falcon Trace II Manager, LLC: 1) Domingo Sanchez, 2) Robert H. Godwin, 3) Edward E. Haddock, Jr., and 4) Deion R. Lowery. While these individuals are included on the Disclosure Form at the third disclosure level as Managers of DDER Holdings, LLC, they should also have been listed on the second disclosure level.

35. Falcon Trace II's failure to properly disclose all Principals on the Disclosure Form is a material deviation from the requirements of the RFA, which renders its application ineligible for funding. See HTG Village View, LLC, Petitioner v. Marquis Partners, Ltd., and Florida Housing Finance Corporation, DOAH No. 18-2156BID (DOAH July 27, 2018, FHFC Nov. 17, 2018).

36. In addition to the grounds set forth above, there may be additional grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during the protest process.

37. Petitioner is entitled to a formal administrative hearing pursuant to Sections 120.57(1) and 120.57(3), Florida Statutes, to resolve the issues set forth in this Petition.

#### Disputed Issues of Material Fact and Law

38. Disputed issues of fact and law include, but are not limited to the following:
- a. Whether Falcon Trace II provided all requisite documentation in compliance with the RFA to demonstrate site control.
  - b. Whether Falcon Trace II demonstrated site control as of the Application Deadline.

- c. Whether Falcon Trace II identified all Principals on the Principals Disclosure for the Applicant Form as of the Application Deadline as required by the RFA.
- d. Whether DDER Holdings, LLC was the Managing Member of DDER Falcon Trace II Manager, LLC as of the Application Deadline.
- e. Whether Domingo Sanchez, Robert H. Godwin, Edward E. Haddock, Jr., and/or Deion R. Lowery were Managers of DDER Holdings, LLC as of the Application Deadline.
- f. Whether Domingo Sanchez, Robert H. Godwin, Edward E. Haddock, Jr. and/or Deion R. Lowery were Managers of DDER Falcon Trace II Manager, LLC as of the Application Deadline.
- g. Whether Falcon Trace II is eligible for funding under the RFA.
- h. Whether the proposed awards are consistent with the RFA and the criteria on which funding is to be allocated.
- i. Whether the proposed awards are based on a correct determination of the eligibility of applicants.
- j. Whether Florida Housing's proposed award of funding to Falcon Trace II is clearly erroneous, arbitrary and capricious and/or contrary to competition;
- k. Whether Florida Housing's determination that Falcon Trace II is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition;  
and
- l. Such other issues as may be revealed during the protest process.

### Concise Statement of Ultimate Facts

39. Petitioner participated in the RFA process in order to compete for an award of SAIL funding with other developers based on the scoring and ranking criteria in the RFA. Another development was incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner. Petitioner will be erroneously denied funding if the current proposed awards are allowed to become final.

40. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner will be excluded from funding and developers may be awarded funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

41. The process set forth in the RFA for determining eligible projects supports a determination that Falcon Trace II should be determined ineligible for funding based on the failure to meet the requisite mandatory items for funding eligibility.

42. Petitioner's Application for Twin Lakes Estates – Phase III should be selected for funding.

### Reservation to Amend

43. Petitioner reserves the right to amend its Petition based upon information revealed in discovery.

### Statutes and Rules Entitling Relief

44. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

Demand for Relief

45. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C.,  
Petitioner requests the following relief:

- a. An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)1., Florida Statutes.
- b. If this protest cannot be resolved by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Falcon Trace II is ineligible for an award of funding pursuant to RFA 2021-205 and that Twin Lakes Estates – Phase III be awarded funding and invited to credit underwriting.

Respectfully submitted this 28th day of December, 2021.

/s/ J. Stephen Menton  
J. Stephen Menton  
Florida Bar No. 331181  
Tana D. Storey  
Florida Bar No. 514472  
Rutledge Ecenia, P.A.  
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via email at: CorporationClerk@floridahousing.org and Ana.McGlamory@Floridahousing.org and an electronic copy provided to Hugh Brown, General Counsel, Florida Housing Finance Corporation, Hugh.Brown@floridahousing.org, via email, this 28th day of December 2021.

/s/ J. Stephen Menton  
Attorney

## RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**One Preservation Application**

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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**Two Elderly Large County New Construction Applications**

2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

**Three Family Large County New Construction Applications**

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

**One Elderly Medium County New Construction Application**

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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**Two Family Medium County New Construction Applications**

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

## RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**Small County Application(s)**

2022-195BS**	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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**Medium County Application(s)**

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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**Large County Application(s)**

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

<b>Additional funding allocated to RFA at 12/10/21 Board Meeting</b>	10,787,000.00
<b>Additional funding allocated from Family Funding at 12/10/21 Board Meeting</b>	1,703,040.00
<b>Additional funding awarded to Self-Sourced Applications</b>	11,900,000.00
<b>Additional funding remaining</b>	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + EI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

## RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number	
<b>Ineligible Applications</b>																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	Y		54
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	Y		3
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	Y		4
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	Y		25
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	Y		47
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	Y		5
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	Y		83
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	Y		68
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31									31
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	Y		70
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	Y		63

\*SAIL Request Amount was adjusted during scoring which affected the Corporation Funding Per Set-Aside Amount

\*\*SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

\*\*\* ELI Request Amount was adjusted during scoring.

\*\*\*\* Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

December 15, 2021

**Sent via email**

[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)  
[Ana.McGlamory@floridahousing.org](mailto:Ana.McGlamory@floridahousing.org)

Ana McGlamory  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:00 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, Request for Applications (RFA) 2021-205 (SAIL)  
Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant Twin Lakes III, Ltd., for proposed development Twin Lakes Estates - Phase III (Application No. 2022-147BSN), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2021-205 posted by Florida Housing Finance Corporation ("Florida Housing") on Friday, December 10, 2021, at 9:53 a.m. concerning *Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached)

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

*J. Stephen Menton*

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

## RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**One Preservation Application**

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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**Two Elderly Large County New Construction Applications**

2022-1595N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-1635N	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

**Three Family Large County New Construction Applications**

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

**One Elderly Medium County New Construction Application**

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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**Two Family Medium County New Construction Applications**

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

## RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**Small County Application(s)**

2022-195BS**	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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**Medium County Application(s)**

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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**Large County Application(s)**

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

<b>Additional funding allocated to RFA at 12/10/21 Board Meeting</b>	10,787,000.00
<b>Additional funding allocated from Family Funding at 12/10/21 Board Meeting</b>	1,703,040.00
<b>Additional funding awarded to Self-Sourced Applications</b>	11,900,000.00
<b>Additional funding remaining</b>	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER UNIT Construction Fundline Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

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2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56

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2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76

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2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

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<b>Ineligible Applications</b>																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	N/A	Y	54
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	N/A	Y	3
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	N/A	Y	4
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	N/A	Y	25
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	N/A	Y	47
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	N/A	Y	5
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	N/A	Y	83
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	N/A	Y	68
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31									31
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	N/A	Y	70
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	N/A	Y	63

\*SAIL Request Amount was adjusted during scoring which affected the Corporation Funding Per Set-Aside Amount

\*\*SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

\*\*\* ELI Request Amount was adjusted during scoring.

\*\*\*\* Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.