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FLORIDA HOUSING
FINANCE CORPORATION

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

TALLMAN PINES VILLAS, LTD.,

Petitioner,

CASE NO. 2023-089BP
Application #2024-160C

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

_____ /

FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING

Tallman Pines Villas, 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.”) to challenge the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on October 27, 2023, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), with respect to *Request for Applications 2023-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties* (the “RFA”).

Parties

1. Petitioner is a Florida limited partnership 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 Tallman Pines – Phase I, which was assigned application number #2024-160C (“Petitioner’s

Application”). For the purposes of this proceeding, the 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 RFA was denominated 2023-202 and Petitioner’s application was assigned #2024-160C.

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 October 27, 2023, when Florida Housing posted RFA 2023-202 Board Approved Preliminary Awards and the Board Approved Scoring Results 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 contends that its Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing’s intended award decisions on November 1, 2023. See Exhibit A.

Background

6. Florida Housing administers several 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. One of the programs through which Florida Housing allocates resources to fund affordable housing is the State Housing Credit Program (the “Tax Credit Program”), which is established in Florida under the authority of Section 420.5093, Florida Statutes. 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.

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 July 7, 2023, Florida Housing issued the RFA seeking applications for development of affordable, multifamily housing located in the Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties as specified in the RFA. The RFA was issued pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C.

10. The RFA was issued by Florida Housing as the competitive solicitation method for allocating funding to competing affordable housing developments. The RFA solicited proposals from qualified applicants for the award of up to an estimated \$24,011,240 of Housing Credits available for proposed Developments located in the counties identified in the RFA. See RFA, p. 2. Applications in response to the RFA were due by 3:00 p.m. on September 13, 2023 (the “Application Deadline”).

11. Florida Housing received numerous applications in response to the RFA. Petitioner’s Application was timely submitted and requested financing for its proposed affordable housing project, Tallman Pines – Phase I (“Tallman Pines”), located in Broward County.

Petitioner's Application satisfied all of the required elements of the RFA and is eligible for a funding award.

12. 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. All applicants must meet the requirements set forth in the RFA, include with their applications the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53, Florida Administrative Code. The RFA also delineates the funding selection criteria and specifies that only those applications that meet all of the Eligibility Items will be eligible and considered for funding selection. See RFA, p. 74-75.

13. The RFA stated the intent to fund a certain number of applications within each of the following goals: Local Government Revitalization Plan, Geographic Areas of Opportunity / SADDA, and Local Government Areas of Opportunity Designation. More specifically, the RFA provides:

a. Local Government Revitalization Plan

The Corporation has a goal to fund one Application proposing a Development that is part of a Local Government Revitalization Plan, as described in Section Four, A.5.f.(2) above, with a preference that it is a Priority 1 Application.

b. Geographic Area of Opportunity / SADDA

(1) The Corporation has a goal to fund one Family Application proposing a Development located in Broward County that qualifies for the Geographic Areas of Opportunity / SADDA Goal, with a preference that it is a Priority 1 Application.

(2) The Corporation has a goal to fund one Family Application proposing a Development located in Pinellas County that qualifies for the Geographic Areas of Opportunity / SADDA Goal, with a preference that it is a Priority 1 Application.

c. Local Government Areas of Opportunity Designation Goal

(1) The Corporation has a goal to fund one Application proposing a Development located in Duval, Hillsborough, Orange, and Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation, with a preference that it is a Priority I Application.

(2) The Corporation has a goal to fund one Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier, with a preference that it is a Priority I Application.

See RFA, p. 76-77.

14. The RFA set forth a “Sorting Order” when selecting applications to meet the above-referenced goals as follows:

a. Sorting Order when selecting Applications to meet the Local Government Area of Opportunity Funding Goal

When selecting Applications to meet the Local Government Area of Opportunity Funding Goal, the highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications that qualify for the goal from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications that qualify for the goal:

(1) First, by the Application’s eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) 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 Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

(3) Next, 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);

(4) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

b. Sorting Order when selecting Applications to meet the Local Government Revitalization Plan Goal and the Geographic Area of Opportunity / SADD A Goal

For each goal, the highest scoring Priority 1 Applications within the county will be determined by first sorting together all eligible Priority 1 Applications that qualify for each goal from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications that qualify for each goal:

(1) First, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) 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 Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

(3) Next, 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) Next, 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);

(5) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 78-79.

15. The RFA included the following funding selection process:

a. Local Government Revitalization Plan Goal

The first Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application that qualifies for the Local Government Revitalization Plan Goal.

If there are no eligible Priority 1 Applications that qualify for the Local Government Revitalization Plan Goal, then the highest-ranking eligible Priority 2 Application that qualifies for the Local Government Revitalization Plan Goal will be selected for funding.

b. Geographic Area of Opportunity / SADDA

(1) Broward County

The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Broward County that qualifies for the Geographic Area of Opportunity/ SADDA Goal.

If there are no eligible Priority 1 Applications located in Broward County that qualify for the Geographic Area of Opportunity/SADDA Goal, then the highest-ranking eligible Priority 2 Application for a proposed Development located in Broward County that qualifies for the Geographic Area of Opportunity/ SADDA Goal will be selected for funding.

(2) Pinellas County

The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal.

If there are no eligible Priority 1 Applications for a proposed Development located in Pinellas County that qualify for the Geographic Area of Opportunity / SADDA Goal, then the highest-ranking eligible Priority 2 Application located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal will be selected for funding.

c. Local Government Areas of Opportunity Designation Goal

(1) Duval, Hillsborough, Orange, and Palm Beach County

The next Application selected for funding will be the highest-ranking eligible unfunded Priority I Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation. This will be repeated for Hillsborough, Orange and Palm Beach County.

If any of the four counties were not credited with one award because there were no eligible Priority 1 Applications proposing Developments in the county that qualified for the goal, then the highest-ranking eligible Priority 2 Application in those counties without an award will be selected for funding.

(2) Broward County

The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development

located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

If there are no eligible Priority 1 Applications located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier, then the highest-ranking eligible Priority 2 Application for a proposed Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

- d. If any of the six counties were not credited with at least one award in a., b. or c. above, then the highest-ranking eligible Priority 1 Application in those counties without an award will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

If any of the six counties were still not credited with at least one award in a., b. or c. above, nor were there any eligible Priority 1 Applications in the county, then the highest-ranking eligible Priority 2 Application in those counties without an award will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

- e. If funding remains, no additional Applications from any county will be selected for funding and any remaining funding will be distributed as approved by the Board.

See RFA, pp. 78-80.

- 16. The RFA further set forth the following Funding Selection Process:

- a. The first six Applications selected for funding will be the highest-ranking eligible unfunded Priority I Applications that qualifies for the Local Government Area of Opportunity Goal in each of the six counties that can be fully funded.

If there are no eligible Priority I Applications that qualify for the Local Government Area of Opportunity Goal in any of the six counties, then the highest-ranking eligible Priority II Application that qualifies for the Local Government Area of Opportunity Goal in those counties without an award will be selected for funding if the Application can be fully funded.

If any of the six counties were not credited with one award because there were no eligible Applications in the county that qualified for the goal, then the highest-

ranking eligible Priority I Application in those counties without an award will be selected for funding, if the Application can be fully funded.

If any of the six counties were still not credited with one award because there were no eligible Applications in the county that qualified for the goal, nor were there any eligible Priority I Applications in the county, then the highest-ranking eligible Priority II Application in those counties without an award will be selected for funding, if the Application can be fully funded.

b. No additional Applications from any county will be selected for funding and any remaining funding will be distributed as approved by the Board.

See RFA, p. 80.

17. 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 October 27, 2023. See Exhibit C.

18. Of the applications received in response to the RFA, eight (8) applications were preliminarily selected for funding. See Exhibit C. Petitioner's Application satisfied all of the required elements of the RFA and is eligible for funding but was not preliminarily selected.

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 that should have been deemed ineligible were included in the rankings and preliminary funding allocations posted on October 27, 2023.

21. The Pantry Lofts, which was assigned application number 2024-162C (hereafter “Pantry Lofts”) sought tax credit funding for its proposed development located in Broward County. The Pantry Lofts application was preliminarily deemed eligible for funding and is currently ranked higher than Petitioner’s application. As set forth below, the eligibility determinations and preliminary ranking of the Pantry Lofts application was erroneous because Pantry Lofts failed to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules Under the terms of the RFA and Florida Housing’s rules, the Pantry Lofts should NOT be deemed eligible and Petitioner’s Application should be awarded housing tax credits for its proposed development.

Substantial Interests Affected

22. Petitioner’s substantial interests are affected because Pantry Lofts’ eligibility for funding results in that application being ranked higher for funding selection purposes than Petitioner’s Application in Broward County. 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
Pantry Lofts - Whether An Authorized Principal Representative Executed the
Applicant Certification and Acknowledgment Form

23. As a mandatory eligibility item, the RFA requires an applicant to identify its Authorized Principal Representative who must review and execute the Applicant Certification and Acknowledgement Form (the “Acknowledgement Form”) under the penalty of perjury “to indicate the Applicant’s certification and acknowledgement of the provisions and requirements of the

RFA.” See RFA, pp. 16, 74 and RFA Ex. A., pp. 32-33. By executing the Acknowledgement Form, the signatory is certifying that they are “authorized to bind the Applicant entity to this certification and warranty of truthfulness and completeness of the Application.” See RFA, pp. 73-75.

24. As set forth in the RFA, an “Authorized Principal Representative:”

(a) must be a natural person Principal of the Applicant listed on the Principal Disclosure Form;

(b) must have signature authority to bind the Applicant entity;

(c) must sign the Applicant Certification and Acknowledgement section of Exhibit A; and

(d) if funded, will be the recipient of all future documentation that requires a signature.

See RFA, p. 16.

25. In Pantry Lofts’ Application, Maureen E. Luna executed the Applicant Certification and Acknowledgement Form as the Authorized Principal Representative. See Pantry Lofts App., pp. 32-33.

26. On its Applicant Principals Disclosure Form, Pantry Lofts indicates its Applicant entity is The Pantry Lofts, Ltd. Two General Partners are listed on the Principles Disclosure list for The Pantry Lofts, Ltd., including: The Pantry Lofts GM GP, LLC and The Pantry Lofts NP GP, LLC.

27. The Pantry of Broward, Inc., a not-for-profit corporation, is listed as the Manager for the second General Partner, The Pantry Lofts NP GP, LLC. As noted above, Maureen E. Luna, the Executive Director of The Pantry of Broward, Inc. was identified as the Applicant’s Authorized Principal Representative, with the authority to bind the Applicant.

28. Based on information and belief, Ms. Luna was not authorized to bind the Applicant as the Executive Director of the General Partner and this is not apparent on the face of the Application.

The Pantry Lofts Application fails to demonstrate site control as required by the RFA

29. The RFA requires an applicant to provide documentation demonstrating that it has control of the site where the proposed development will be located. See RFA, p. See RFA pp. 39, 74. The Pantry Lofts application fails to provide clear documentation that it meets this requirement. The Pantry Lofts application includes a “Second Amendment” that references a purchase and sale agreement (PSA) entered into between the City of Fort Lauderdale and Green Mills Holdings, LLC, with an effective date of September 23, 2020. By contrast, the First Amendment to Purchase and Sale Agreement, Assignment of Contract, and Purchase and Sale Agreement all reference a Purchase and Sale Agreement with an effective date of October 20, 2020. Demonstration of site control requires that “such documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases. See RFA, Pp. 39-40. The Pantry Lofts application failed to include complete or accurate documentation of site control by failing to include a Purchase and Sale Agreement with an effective date of September 23, 2020, as required by the RFA.

30. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during discovery and the protest process.

31. 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

32. Disputed issues of fact and law include, but are not limited to the following:

- a. Whether Maureen E. Luna, as the identified Authorized Principal Representative, had authority to bind the Applicant.
- b. Whether Pantry Lofts met the requirements of the RFA.
- c. Whether Pantry Lofts is eligible for funding under the RFA.

- d. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated.
- e. Whether the proposed awards are based on a correct determination of the eligibility of applicants.
- f. Whether the Pantry Lofts application provided sufficient evidence of site control.
- g. Whether Florida Housing's proposed award of funding to Pantry Lofts is clearly erroneous, arbitrary and capricious and/or contrary to competition.
- h. Whether Florida Housing's determination that Pantry Lofts is an eligible applicant is clearly erroneous, arbitrary and capricious and/or contrary to competition.
- i. Such other issues as may be revealed during the discovery and protest process.

Concise Statement of Ultimate Facts

47. Petitioner participated in the RFA process in order to compete for an award of tax credits with other developers based on the scoring and ranking criteria in the RFA. Other developments, in particular Pantry Lofts, were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner. Petitioner may be erroneously denied funding if the current proposed awards are allowed to become final.

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

49. The RFA provisions delimitating the requirements in eligible projects support a determination that Pantry Lofts should be determined ineligible for funding based on the failure to meet the requisite mandatory items for funding eligibility.

50. Petitioner's Application for Tallman Pines – Phase I should be selected for funding.

Reservation to Amend

51. Petitioner reserves the right to amend its Petition as discovery proceeds.

Statutes and Rules Entitling Relief

52. 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

53. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the 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 an Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Pantry Lofts is ineligible for an award of funding pursuant to RFA 2023-202 and that Tallman Pines – Phase I be awarded funding and invited to credit underwriting.

Respectfully submitted this 13th day of November 2023.

/s/ J. Stephen Menton
J. Stephen Menton
Florida Bar No. 331181
Tana D. Storey
Florida Bar No. 514472
Rutledge Ecenia, P.A.
119 South Monroe Street, Suite 202
Tallahassee, FL 32301
850-681-6788 Telephone
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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 an electronic copy provided to Ethan Katz, Counsel, Florida Housing Finance Corporation, ethan.katz@floridahousing.org, via email, this 13th day of November, 2023.

/s/ J. Stephen Menton
Attorney

Via Email
November 1, 2023

RECEIVED

Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, FL 32301

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FLORIDA HOUSING
FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2023-202 Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant, Tallman Pines Villas, LTD, Application No. 2024-147C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2023-202 posted by Florida Housing Finance Corporation on October 27, 2023, at 9:58am concerning *Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties.*

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



Respectfully Submitted

Cc Hugh Brown, General Counsel

EXHIBIT A

RFA 2023-202 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Revitalization Goal	Qualifies for the Geographic Areas of Opportunity / SADD Goal	Qualifies for the LGAO Goal	If Broward LGAO, demonstrates continuous LGAO support since 2022 or earlier	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-137C	Avalon Apartments	Hillsborough	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$2,992,490	Y	1	Y	N	N	N	20	Y	B	Y	Y	4
2024-138C	Berkshire Square	Pinellas	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	71	\$2,353,680	Y	1	N	Y	N	N	20	Y	B	Y	Y	5
2024-139C	Cardinal Pointe	Orange	Deion R. Lowery	DDER Development, LLC	E, Non-ALF	120	\$2,992,500	Y	1	N	N	Y	N	20	Y	A	Y	Y	25
2024-140C	Cathedral Apartments	Duval	Darren Smith	SHAG Cathedral Developer, LLC	E, Non-ALF	80	\$2,353,680	Y	1	Y	N	N	N	20	Y	A	Y	Y	27
2024-141C	District House	Hillsborough	Brett Green	District House Developer, LLC; THA Developer, LLC	F	86	\$2,992,500	Y	1	N	N	N	N	15	Y	A	Y	Y	28
2024-142C	Ekos at Progresso Village	Broward	Christopher L. Shear	MHP Broward III Developer, LLC	F	90	\$3,175,000	Y	1	N	Y	N	N	20	Y	A	Y	Y	26
2024-143C	Ekos Lauderhill	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,458,400	Y	1	N	Y	N	N	20	Y	A	Y	Y	18
2024-144C	Ekos on Pinellas	Pinellas	Christopher L. Shear	MHP Pinellas I Developer, LLC	F	96	\$2,353,680	Y	1	N	N	N	N	15	Y	A	Y	Y	1
2024-145C	Gavin Point	Duval	James R. Hoover	TVC Development, Inc.	F	105	\$2,353,680	Y	1	N	N	Y	N	20	Y	A	N	Y	17
2024-146C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	82	\$2,353,680	Y	1	Y	N	N	N	20	Y	A	Y	Y	15
2024-147C	Hollywood Vista	Broward	Matthew A. Rieger	HTG Vista Developer, LLC	E, Non-ALF	84	\$3,455,000	Y	1	Y	N	N	N	20	Y	A	Y	Y	30
2024-148C	Las Brisas	Orange	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$2,992,500	Y	1	N	N	N	N	20	Y	B	Y	Y	9
2024-149C	Madison Highlands II	Hillsborough	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	88	\$2,650,000	Y	1	N	N	Y	N	20	Y	A	Y	Y	13
2024-150C	Madison Terrace	Palm Beach	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	91	\$2,800,000	Y	1	N	N	Y	N	20	Y	A	N	Y	7
2024-151C	Madison Trails	Orange	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	110	\$2,950,000	Y	1	N	N	N	N	15	Y	A	Y	Y	20
2024-152C	Oasis at Hollywood	Broward	Matthew A. Rieger	HTG Oasis II Developer, LLC	F	82	\$3,175,000	Y	1	N	Y	N	N	20	Y	A	Y	Y	24
2024-153C	Palm Lake Urban Sanctuary	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	86	\$2,353,680	Y	1	N	Y	N	N	20	Y	A	Y	Y	6
2024-154C	Pine Island Park	Broward	Lewis V Swezy	RS Development Corp	F	120	\$3,290,000	Y	1	N	Y	N	N	15	Y	A	Y	Y	23
2024-155C	Residences at Foxcroft Cove	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	84	\$2,868,450	Y	1	N	Y	N	N	20	Y	A	Y	Y	3
2024-156C	Residences at Marina Village	Palm Beach	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	E, Non-ALF	120	\$2,992,500	Y	1	N	N	Y	N	20	Y	A	Y	Y	8
2024-157C	Residences at Mirror Tower	Pinellas	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	72	\$2,353,680	Y	1	N	Y	N	N	20	Y	A	Y	Y	22
2024-158C	Ridgecrest Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	E, Non-ALF	80	\$2,353,680	Y	1	Y	N	N	N	20	Y	A	Y	Y	2
2024-159C	Roseland Gardens Phase II	Palm Beach	Darren Smith	SHAG Roseland Gardens Phase II Developer, LLC	F	124	\$2,992,500	Y	1	N	N	Y	N	20	Y	A	Y	Y	12
2024-160C	Tallman Pines - Phase I	Broward	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building	F	80	\$2,750,000	Y	1	N	N	N	Y	20	Y	A	Y	Y	29
2024-161C	The Flats on Main Street	Pinellas	Brett Green	The Flats on Main Street Developer, LLC	F	72	\$2,353,680	Y	1	N	Y	N	N	20	Y	B	Y	Y	14
2024-162C	The Pantry Lofts	Broward	Maureen E Luna	The Pantry Lofts GM Dev, LLC ; The Pantry Lofts NP Dev, LLC	E, Non-ALF	90	\$3,458,400	Y	1	N	N	N	Y	20	Y	A	Y	Y	21
2024-163C	Thornton Place	Orange	Julie von Weller	Thornton Place Developer, LLC	E, Non-ALF	82	\$2,900,000	Y	1	N	N	N	N	20	Y	B	Y	Y	11
2024-164C	Union Senior Apartments	Palm Beach	Matthew A. Rieger	HTG Union Baptist Developer, LLC	E, Non-ALF	75	\$2,992,500	Y	2	Y	N	N	N	20	Y	A	Y	Y	10

RFA 2023-202 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Revitalization Goal	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Goal	If Broward LGAO, demonstrates continuous LGAO support since 2022 or earlier	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-165C	Waterview Appartments	Palm Beach	Joseph Glucksman	McCurdy Waterview, LLC; Richbody Inc.	E, Non-ALF	113	\$2,992,500	Y	1	N	N	Y	N	15	Y	A	Y	Y	19
2024-166C	Zion Village	Hillsborough	Darren Smith	Zion Village Developer, LLC	E, Non-ALF	75	\$2,400,000	Y	1	N	N	N	N	20	Y	A	Y	Y	16

On October 27, 2023, 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.

RFA 2023-202 Board Approved Preliminary Awards

Total HC Available for RFA	24,011,240
Total HC Allocated	21,830,390
Total HC Remaining	2,180,850

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Revitalization Goal	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Goal	If Broward LGAO, demonstrates continuous LGAO support since 2022 or earlier	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One Application proposing a Development that is part of a Local Government Revitalization Plan

2024-158C	Ridgecrest Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	E, Non-ALF	80	\$2,353,680	Y	1	Y	N	N	N	20	Y	A	Y	Y	2
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One Family Application proposing a Development located in Broward County that qualifies for the Geographic Areas of Opportunity / SADDA Goal

2024-155C	Residences at Foxcroft Cove	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	84	\$2,868,450	Y	1	N	Y	N	N	20	Y	A	Y	Y	3
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One Family Application proposing a Development located in Pinellas County that qualifies for the Geographic Areas of Opportunity / SADDA Goal

2024-153C	Palm Lake Urban Sanctuary	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC;	F	86	\$2,353,680	Y	1	N	Y	N	N	20	Y	A	Y	Y	6
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One Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation

2024-145C	Gavin Point	Duval	James R. Hoover	TVC Development, Inc.	F	105	\$2,353,680	Y	1	N	N	Y	N	20	Y	A	N	Y	17
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One Application proposing a Development located in Hillsborough County that qualifies for the Local Government Areas of Opportunity Designation

2024-149C	Madison Highlands II	Hillsborough	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	88	\$2,650,000	Y	1	N	N	Y	N	20	Y	A	Y	Y	13
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One Application proposing a Development located in Orange County that qualifies for the Local Government Areas of Opportunity Designation

2024-139C	Cardinal Pointe	Orange	Deion R. Lowery	DDR Development, LLC	E, Non-ALF	120	\$2,992,500	Y	1	N	N	Y	N	20	Y	A	Y	Y	25
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One Application proposing a Development located in Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation

2024-150C	Madison Terrace	Palm Beach	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	91	\$2,800,000	Y	1	N	N	Y	N	20	Y	A	N	Y	7
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One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier

2024-162C	The Pantry Lofts	Broward	Maureen E Luna	The Pantry Lofts GM Dev, LLC; The Pantry Lofts NP	E, Non-ALF	90	\$3,458,400	Y	1	N	N	N	Y	20	Y	A	Y	Y	21
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On October 27, 2023, 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.