

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

HTG ASTORIA, Ltd.

Petitioner,

vs.

FLORIDA HOUSING
FINANCE CORPORATION.

Respondent.

FHFC Case No: ~~2020~~ 2021-006BP

RFA No. 2020-205

App. No. 2021-197BSN

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FLORIDA HOUSING
FINANCE CORPORATION

FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, HTG Astoria, Ltd., ("Petitioner" or "HTG Astoria"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition for Administrative Hearing (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2020-205 Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (hereinafter the "RFA")

Introduction

1 This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.
3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On October 15, 2020 Florida Housing issued the RFA.
5. On November 3, 2020 and again on November 9, 2020, the RFA was modified by Florida Housing.
6. Applications in response to the RFA were due on or before November 12, 2020.
7. Florida Housing received 90 applications in response to the RFA. Petitioner, applied in response to the RFA, requesting an allocation of \$6,000,000 in Sail Funding for its proposed one-hundred and twenty (120) unit affordable housing development in Manatee County, Florida. Petitioner's application satisfied all the required elements of the RFA and is eligible for a funding award.
8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, January 22, 2021 at 2:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

9. On Wednesday, January 27, 2021 at 12:31 pm., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

10. This Petition is timely filed in accordance with the provisions of section 120.57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

11. 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. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

12. Florida Housing administers a competitive solicitation process to make and service mortgage loans for new construction or rehabilitation of affordable rental units under the State Apartment Incentive Loan (SAIL) Program and the Elderly Housing Community Loan (EHCL) Program.. See Chapter 67-60, Fla. Admin. Code.

RFA 2020-205

13. Through the RFA process Florida Housing anticipated awarding an estimated \$88,959,045 of SAIL funding for proposed Developments in Small, Medium and Large Counties as defined by the RFA. (RFA at 23)

14. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various mandatory and scored items. (RFA at 97) The maximum point total that an applicant can receive is 25 points. (RFA at 90) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 85)

15. The RFA provides the following funding goals,

- 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 Veteran Preference.
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

(RFA at 92)

16. The RFA provides that 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:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- b. 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.
- c. 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.
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A. 5. e. of the RFA) with Applications that qualify for the preference listed above that do not qualify for the preference);
- e. Next, by the Application's eligibility for the Community Service 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);

- f. 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
- g. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 93)

17. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

a. Goal to fund seven 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

The first Application selected for funding 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

- If the first Application selected for funding 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 Applicant located in Broward County.
- If the first Application selected for funding 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 first Application selected for funding 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 Applications selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Applicant’s qualifications for the Veterans Preference, or the Applicants’ status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
 - If the first Application selected for funding 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 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 Applicant’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, Large County, New Construction Applications 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 not enough eligible Applications that meets 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 Applications, the highest-ranking eligible Elderly, Large County, New Construction Applications 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 meets 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 meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium 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 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 meets 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.

(RFA at p.93-96)

18. The following applications were selected in the following order for funding by the Review Committee:

- 2021-221S-POAH Cutler Manor II, LLC (Large County/Miami-Dade/Family)
- 2021-199BSN- University Station II Ltd. (Large County/Broward/Family)
- 2021-216 Quiet Meadows, Ltd (Large County/Palm Beach/Elderly)
- 2021-252SN-Fulham Terrace (Large County/Hillsborough/Elderly)
- 2021-244BS-Princeton Crossings LLC (Large County/Miami-Dade/Family)
- 2021-246BS-MHP FLVII, LLLP (Medium County/Collier /Elderly)
- 2021-258S-Nathan Ridge, Ltd (Medium/Clay County/Family)
- 2021-222BS-St. Peter Claver Place, Ltd (Medium County/Lee/Elderly)
- 2021-209BS -Sweetwater Apartments. (Small County/Columbia)
- 2021-251BS- RST The Willows, LP (Medium County/Saint Lucie)
- 2021-206BS- BDG Rosewood Pointe, LLC (Medium County/Osceola)
- 2021-255SN-Somerset Landings Ltd. (MediumCounty/PalmBeach)
- 2021-245BS-StadiumTowers (Large County/Miami-Dade)
- 2021-203BSN-BDG Fern Grove, LP (Large County/Orange))
- 2021-212BSN-Tallman Pines Phase I (Large County/Broward)
- 2021-269SN- Southwick Commons Ltd. (Large County/Orange)
- 2021-225S-Island Cove, LLC (Large County/Palm Beach)

HTG Astoria, Application 2021-197BSN, in Manatee County was deemed eligible but unfunded. The scoring committee erroneously found RST The Willows (the "Willows") eligible for funding. If the Willows had been properly deemed ineligible then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

The Willows
Principal Disclosure Form

19. The RFA provides as follows,

“to meet eligibility requirements, the Principals Disclosure Form must identify pursuant to subsections 67-48.002(94) ...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 Principal.

(RFA at 15)

20. The Applicant on their *Principal Disclosures for the Developer Form* identified the Developer as Roundstone Development, LLC. Pursuant to Rule 67-48.002(94),

(94) “Principal” means

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

21. At the Second Principal Disclosure level, the Applicant disclosed two member entities that are limited liability companies, Realty Advisors, LLC and Southmark RST, LLC. A true and correct copy of the Principal Disclosure for the Developer Form is attached hereto as Exhibit C.

22. At the Third Principal Disclosure level, Realty Advisors, LLC disclosed Realty Advisors, Inc. as the sole Member. Southmark RST, LLC disclosed Southmark Corporation as its sole Member. Neither Realty Advisors, LLC or Southmark RST, LLC disclosed a manager at the Third Principal Disclosure Level.

23. Upon information and belief, Gina H. Hay, is a Manager of Realty Advisors, LLC and was not disclosed by the Applicant entity. A true and correct copy of the Entity Information from the Nevada Corporate website is attached hereto as Exhibit D.

24. The Applicant should be deemed ineligible for failing to disclose managers on the *Principal Disclosure for Developer Form*.

Substantial Interests Affected

25. If the Willows had been properly deemed ineligible, then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference.

26. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

27. 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

28. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether Florida Housing's actions in determining Willows eligible for funding were arbitrary and capricious?
- b. Whether Florida Housing's actions in determining Willows eligible elected for funding were contrary to competition?

- c. Whether Florida Housing's actions in determining Willow eligible for funding were clearly erroneous?
- d. Whether the Willows failed to disclose a Principal of the Developer Entity on the *Principal Disclosure for Developer Form*?
- e. Such, other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

29. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

30. Petitioner participated in the RFA process to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria in the RFA.

31. Unless the scoring and eligibility determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

32. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

Right to Amend this Petition

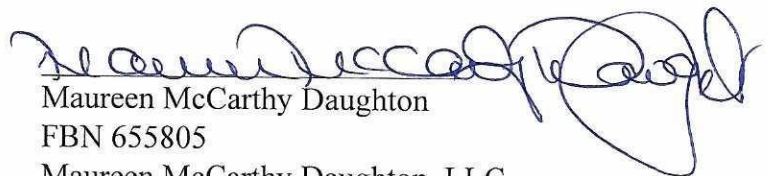
33. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request 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 within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the applications of RST The Willows, LP should have been deemed ineligible for funding and award funding to HTG Astoria, LTD.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 8th day of February 2021.



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SAIL Funding Balance Available	1,575,996.00
Family Demographic Funding Balance Available	653,341.00
Elderly Demographic Funding Balance Available	922,555.00
Self-Sourced Applicant Funding Balance	MRFED
Non-Self-Sourced Applicant Funding Balance	MRFED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,575,996.00

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)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly/Large County New Construction Applications

2021-2125N	Quiet Meadows Palm Beach	L	Gluckman	Joseph Gluckman Senior Housing Corporation - Managing Member/Palm Beach County Housing Authority - Member	NC	E, Non-A/E	3,000,000	600,000	3,600,000	Y	N	132	25	Y	1	Y	Y	Y	Y	Y	72
2021-2125M	Fulham Terrace Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E, Non-A/E	4,000,000	600,000	4,600,000	Y	N	116	25	Y	3	Y	Y	Y	Y	Y	18

Three Family/Large County New Construction Applications

2021-2215	Cutler Manor II Miami-Dade	L	Aaron Gerstein	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	Y	8
2021-1998SW	University Station Broward	L	Matthew A. Reiter	University Station Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	215	25	Y	1	Y	Y	Y	Y	Y	81
2021-1344S	Princeton Crossings Miami-Dade	L	Lewis V. Swazy	RS Development Corp./Lewis V. Swazy	NC	F	4,070,000	600,000	4,670,000	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38

One Elderly/Medium County New Construction Application

2021-246S	Cadanza at Herdiana Lakes Collier	M	Christopher L. Sheer	MHR E. VI Developer, LLC COFF II Developer VII LLC	NC	E, Non-A/E	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
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Two Family/Medium County New Construction Applications

2021-238S	Northan Ridge City	M	Jane R. Hoover	TYC Development, Inc.	NC	F	5,675,000	5,675,000	11,350,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-2218S	St. Peter Charet Plateau Phase I Lee	M	Eric C. Miller	National Development of America, Inc./St. Peter Charet Developer, Inc./IC14A Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

Small County Applications

2021-2098S*	Sweetwater Apartments Phase II Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC/The Greater Lake City Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
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Medium County Applications

2021-2518S	Tim Willows Saint Lucie	M	Clifton E. Phillips	Foundations Development, LLC	NC	E, Non-A/E	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-2061S	Resewood Pointe DeLeon	M	Scott Zimmerman	BPG Resewood Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-2525M	Seminole Landings Seminole	M	Jonathan L. Wolf	Seminole Landings Developer, LLC/SIA Development, LLC	Relief	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85

Large County Applications

2021-2458	Stadium Towers Miami-Dade	L	Lewis V. Swazy	RS Development Corp./Lewis V. Swazy	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-2038N	Fern Grove Apartments Orange	L	Scott Zimmerman	BPG Fern Grove Developer, LLC	NC	E, Non-A/E	5,800,000	600,000	6,400,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-2175SN	Talima Pines-Phase II Broward	L	Matthew A. Reiter	HTG Talima Villas Developer, LLC Building Partner	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-2109SN	Schmidts Gardens Orange	L	Jonathan L. Wolf	Schmidts Gardens Property Developer, LLC	NC	F	7,600,000	600,000	8,200,000	N	N	195	25	Y	3	Y	Y	Y	Y	Y	32
2021-2215S	Palmside Palmside Palm Beach	L	Darren L. Smith	SMAC Island Cove, LLC/Delray Housing Group, Inc.	NC	F	3,600,000	600,000	4,200,000	N	N	94	25	Y	4	Y	Y	Y	Y	Y	2

On January 22, 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(02), 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.

Exhibit A

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAII Request	ELI Request	Total SAII Request (SAII + ELI)	MIMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-1908SN	The Grove	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	31,175,751	1,656,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71
2021-1918SN	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90
2021-1928SN	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,050,000	785,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	10
2021-1938SN	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	37
2021-1948SN	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NC	E, Non-ALF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	3
2021-1958SN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-ALF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9
2021-1968SN	Cedar Cove	Manatee	M	Shawn Wilkom	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	54
2021-1978SN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	16,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	17
2021-1988SN	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	52
2021-1998SN	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	NC	F	6,309,360	600,000	6,909,360	42,000,000	2,250,000	Y	Y	N	216	25	Y	1	Y	Y	Y	Y	81
2021-2008SN	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	E, Non-ALF	4,810,000	600,000	5,410,000	28,000,000	1,550,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	53
2021-2018SN	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	22
2021-2028S	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33
2021-2038SN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26
2021-2058SN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31
2021-2068S	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	N	N	192	25	Y	3	Y	Y	Y	Y	15
2021-2078SN	Tallman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-ALF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69
2021-2088SN	The Arbors at Vaihalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	4,250,000	600,000	4,850,000		785,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	74
2021-2098S*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,063,949	408,800	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21
2021-2108S	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,860,000	600,000	6,460,000	14,500,000	988,000	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49
2021-2128SN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,320,000	600,000	2,920,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-2138SN	Villa Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexandria Developer, LLC	NC	NC	E, Non-ALF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79
2021-2148SN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	NC	E, Non-ALF	5,998,500	600,000	6,598,500	13,000,000	855,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40
2021-2168SN	Quiet Meadows	Palm Beach	L	Joseph Guicksman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000		1,328,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72
2021-2175N	Autumn Ridge	Palm Beach	L	Margaret C. Perez	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	NC	E, Non-ALF	5,650,000	600,000	6,250,000		975,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	32

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Application Number	Name of Development	County	County Site	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for Goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2185N	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000		765,906	Y	N	108	25	Y	5	Y	Y	Y	Y	60
2021-2195N	Coleman Park Renaissance	Palm Beach	L	Terril Murray	NRI Development Corp., Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,940,000	571,300	3,511,300		418,853	Y	N	42	20	Y	5	Y	Y	Y	Y	78
2021-2205N	Oakwood Preserve	Leon	M	Matthew A. Rieger	HTG Oakwood Developer, LLC	NC	NC	E, Non-ALF	5,999,990	600,000	6,599,990	15,000,000	903,887	Y	N	120	20	Y	5	Y	Y	Y	Y	61
2021-2215	Culler Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,202,958	Y	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2225	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,434	Y	N	136	25	Y	2	Y	Y	Y	Y	51
2021-2235	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSID Developer, Inc.; CGHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	80	25	Y	3	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000		565,904	Y	N	54	25	Y	4	Y	Y	Y	Y	2
2021-2265	Hillcrest Reserve	Polk	M	Darren J. Smith	POG Hillcrest Reserve, LLC; WHHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200		596,637	Y	N	80	25	Y	5	Y	Y	Y	Y	45
2021-2275	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SCHA Developer, LLC	NC	NC	F	3,540,000	514,000	4,054,000		493,084	Y	N	60	25	Y	5	Y	Y	Y	Y	73
2021-2295	Misty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	144	25	Y	4	Y	Y	Y	Y	58
2021-2305N	Calusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,880,000	600,000	7,480,000	15,000,000	1,040,000	Y	N	140	25	Y	5	Y	Y	Y	Y	5
2021-2315N	Waterview Preserve	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	12,500,000	908,381	Y	N	128	25	Y	4	Y	Y	Y	Y	64
2021-2325	Residences at SoMi Parc	Miami-Dade	L	Alberto Millo, Jr.	Residences at SoMi Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,904,395	Y	N	171	25	Y	4	Y	Y	Y	Y	36
2021-2335N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	16,500,000	872,273	Y	N	109	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Opal Locks	Miami-Dade	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000		1,714,175	Y	N	180	25	Y	2	Y	Y	Y	Y	83
2021-2365N	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	E, Non-ALF	5,350,000	600,000	5,950,000	9,700,000	675,062	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Magnolia Family II	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	n/a	1,262,264	Y	N	160	25	Y	4	Y	Y	Y	Y	27
2021-2375N	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	NC	E, Non-ALF	6,999,000	600,000	7,599,000	18,300,000	879,620	Y	N	120	25	Y	4	Y	Y	Y	Y	80
2021-2385N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	N	188	25	Y	3	Y	Y	Y	Y	11
2021-2395N	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,841,166	Y	N	240	25	Y	1	Y	Y	Y	Y	50
2021-2405N	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,850,000	600,000	6,450,000	29,200,000	1,718,014	Y	N	200	25	Y	2	Y	Y	Y	Y	24
2021-2425	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V. Swezy	RS Development Corp., Lewis V. Swezy	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	N	108	25	Y	1	Y	Y	Y	Y	46
2021-2435	Liberty Renaissance	Miami-Dade	L	Lewis V. Swezy	RS Development Corp., Lewis V. Swezy	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	14,000,000	876,808	Y	N	98	25	Y	2	Y	Y	Y	Y	66
2021-2445	Princeton Crossings	Miami-Dade	L	Lewis V. Swezy	RS Development Corp., Lewis V. Swezy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	N	150	25	Y	2	Y	Y	Y	Y	38
2021-2455	Stadium Towers	Miami-Dade	L	Lewis V. Swezy	RS Development Corp., Lewis V. Swezy	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	149	25	Y	3	Y	Y	Y	Y	67
2021-2465	Cardena at Hacienda Lakes	Collier	M	Christopher L. Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	N	160	25	Y	3	Y	Y	Y	Y	8

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Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAL Request	ELI Request	Total SAL Request (SAL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicants?	Total Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2475SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	NC	E, Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,236,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41
2021-2488BS	Cordova Estates	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	5,168,000	600,000	5,768,000	30,000,000	1,086,524	Y	N	N	190	25	Y	1	Y	Y	Y	Y	63
2021-2495BS	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	65
2021-2505	Magnolia Senior	Leon	M	James S Graulery	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	E, Non-ALF	4,900,000	600,000	5,500,000	n/a	918,582	Y	N	N	110	25	Y	4	Y	Y	Y	Y	20
2021-2518BS	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	N	N	136	25	Y	4	Y	Y	Y	Y	16
2021-2525SN	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	NC	E, Non-ALF	4,000,000	600,000	4,600,000		1,159,581	Y	N	N	116	25	Y	3	Y	Y	Y	Y	18
2021-2538SN	Arbor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	NC	E, Non-ALF	5,810,714	600,000	6,410,714	15,000,000	963,520	Y	N	N	136	25	Y	4	Y	Y	Y	Y	89
2021-2548SN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	12,400,000	632,633	Y	N	N	94	20	Y	5	Y	Y	Y	Y	82
2021-2555SN	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	NC	F	2,800,000	600,000	3,400,000		1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-2578SN	Flats at Baldwin Park	Leon	M	Brett Green	Flats at Baldwin Park Developer, LLC; Judd Robt Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	11,900,000	841,794	Y	N	N	120	25	Y	4	Y	Y	N	Y	56
2021-2585	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	NC	F	5,675,000	600,000	6,275,000		929,084	Y	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-2598SN	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer LLC; Douglas Gardens IV Developer, LLC	NC	NC	E, Non-ALF	6,710,714	600,000	7,310,714	31,750,000	1,907,920	Y	N	N	200	25	Y	2	Y	Y	Y	Y	13
2021-2608BS	Aria Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	NC	NC	F	6,000,000	600,000	6,600,000	14,000,000	862,000	Y	N	N	96	25	Y	5	Y	Y	Y	Y	34
2021-2628SN	Sierra Bay	Miami-Dade	L	Mara S. Maides	Cornerstone Group Partners, LLC	NC	NC	F	3,000,000	600,000	3,600,000	15,000,000	914,311	Y	N	N	120	25	Y	1	Y	Y	Y	Y	86
2021-2635	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E, Non-ALF	6,960,000	600,000	7,560,000		790,000	Y	N	N	100	25	Y	5	Y	Y	Y	Y	68
2021-2648BS	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	N	N	119	25	Y	2	Y	Y	Y	Y	35
2021-2655SN	Dunedin Senior	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	NC	E, Non-ALF	4,970,000	592,000	5,562,000		575,000	Y	N	N	71	25	Y	5	Y	Y	Y	Y	1
2021-2668SN	The Avalon	Hillsborough	L	Christopher L Shear	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	6,610,714	600,000	7,210,714	17,500,000	971,556	Y	N	N	140	25	Y	3	Y	Y	Y	Y	25
2021-2678S	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-2685SN**	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	587,300	5,347,300	9,250,000	658,603	Y	N	N	68	25	Y	5	Y	Y	N	Y	14
2021-2695SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000		2,131,814	Y	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021-2705	Metro Grande II	Miami-Dade	L	Mara S. Maides	Cornerstone Group Partners, LLC	NC	NC	E, Non-ALF	3,600,000	600,000	4,200,000		1,111,675	Y	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-2718SN	Royal Pointe	Miami-Dade	L	Mara S. Maides	Cornerstone Group Partners, LLC; Anvill Community Development Land Trust, LLC	NC	NC	F	3,264,000	600,000	3,864,000	14,000,000	811,578	Y	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-2728SN	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	NC	E, Non-ALF	5,959,500	550,800	6,510,300	12,900,000	855,548	Y	N	N	120	25	Y	5	Y	Y	Y	Y	84
2021-2735	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	4,800,000	600,000	5,400,000		1,329,842	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57
2021-2785	Edison Towers Apartments	Miami-Dade	L	Carol A Gardner	Trocity Economic Development Corporation, Inc.	R	R	E, Non-ALF	4,500,000	600,000	5,100,000		862,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-2795SN	Summerfield Senior Apartments	Hillsborough	L	Paula M Rhodes	Infictus Development, LLC; ADC Communities II, LLC	NC	NC	E, Non-ALF	6,615,000	600,000	7,215,000	N/A	706,685	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

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2021-2048SN	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	160	25	Y		Y	Y	Y	Y	Y	88
2021-2113N	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	RGC Phase I Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,039	N	N	N	299	25	Y		Y	Y	Y	Y	Y	19
2021-2158S	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y		Y	Y	Y	Y	Y	76
2021-2245	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	NC	E, Non-ALF	3,141,655	472,800	3,614,455		592,556	N	Y	N	80	25	Y		Y	Y	Y	Y	Y	77
2021-2288N	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		828,154	N	Y	N	120	25	Y		Y	Y	N	Y	Y	70
2021-2418S	Wynwood 21 Apartments	Miami-Dade	L	Eugene Schneur	Florida Wynwood Apartments, LLC	NC	NC	F	4,500,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y		Y	Y	Y	Y	Y	47
2021-2565	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,051,667	N	N	N	150	20	Y		Y	Y	Y	Y	Y	62
2021-2618SN	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Mfio, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000	14,800,000	726,339	N	Y	N	77	25	Y		Y	Y	Y	Y	Y	55
2021-2748SN	Bethany Gardens Apartments	Bay	M	Greg Hoos	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,569	N	N	N	160	10	Y		Y	Y	Y	Y	Y	4
2021-2758SN	Hermosa North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y		Y	N	Y	Y	Y	23
2021-2768SN	Orange on 14th Street	Manatee	M	Janet M. Stringfellow	Gorman & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,232,484	N	Y	N	191	25	Y		Y	Y	N	Y	Y	7
2021-2775	3511/3621 Cleveland Avenue	Lee	M	Marcia Davis	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	NC	F	5,903,000	401,000	6,304,000	-	657,313	N	N	N	90	25	Y		Y	Y	Y	Y	Y	30

Ineligible Applications

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

On January 22, 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., 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.

Maureen McCarthy Daughton, LLC

MMD LAW

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Via Email
January 27, 2021

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

RECEIVED

JAN 27 2021 12:31 PM

FLORIDA HOUSING
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2020-205 Proposed
Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Astoria, Ltd., Application No. 2021-197BSN, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2020-205 posted by Florida Housing Finance Corporation on January 22, 2021, at 2:55pm concerning *Sail 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,

Maureen M. Daughton

Cc Hugh Brown, General Counsel

- Exhibit B -

RFA 2020-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	3,375,398.00
Family Donor/grantee Funding Balance Available	653,343.00
Elderly Donor/grantee Funding Balance Available	972,253.00
Self-Sourced Applicant Funding Balance	MSBIBD
Non-Self-Sourced Applicant Funding Balance	MSBIBD

Small County Funding Balance Available	
Medium County Funding Balance Available	
Large County Funding Balance Available	3,375,398.00

NIFF Funding will be 100% allocated to 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	EIJ Request	Total SAIL Request (SAIL + EIJ)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly/Large County New Construction Applications

2021-216N	Quiet Meadows Palm Beach	L	2088th	Quadrant	Quiet Meadows, LLC/University Service Housing Corporation/Managing Member Palm Beach County Housing Authority Member	NC	E, Non-ATF	3,000,000	650,000	3,650,000	Y	N	312	25	Y	1	Y	Y	Y	Y	77
2021-252SN	Palmam Terrace	L	Hickory	Terry S. Curran	Palmam Terrace Developer, LLC	NC	E, Non-ATF	4,000,000	600,000	4,600,000	Y	N	116	25	Y	3	Y	Y	Y	Y	18

Three Family/Large County New Construction Applications

2021-221S	Callie Manor II	Miami Dade	1	Aston Green	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-199SN	University Station	Broward	1	Matthew A. Rader	University Station Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	216	25	Y	1	Y	Y	Y	Y	81
2021-248S	Princeton	Miami Dade	1	Lewis V Swamy	LS Development Corp./Lewis V Swamy	NC	F	4,010,000	600,000	4,610,000	N	Y	150	25	Y	2	Y	Y	Y	Y	18

One Elderly/Medium County New Construction Application

2021-246S	Calvin at Heredia Lakes	Collier	M	Christopher L Shear	Marl TVI Developer, LLC/Calvin Developer VII LLC	NC	E, Non-ATF	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	8
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Two Family/Medium County New Construction Applications

2021-234S	Madison Ridge	City	M	Jane R. Hoover	TVC Development, Inc.	NC	F	5,915,000		5,915,000	N	Y	132	25	Y	5	Y	Y	Y	Y	28
2021-227S	St. Peter Claver	Lee	M	Eric C. Mohr	National Development of America, Inc./St. Peter Claver Developer, Inc./CMA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	51

Small County Application(s)

2021-109BV	Swenwater Apartments II	Collier	5	Matthew A. Rader	Swenwater Apartments II Developer, LLC/The Greater Palm City Community Development Corporation, Inc.	NC	F	5,013,949	400,000	5,422,749	N	N	84	25	Y	5	Y	Y	Y	Y	21
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Medium County Application(s)

2021-151S	The Wilson	St. Lucie	M	Cotton E. Phillips	Foundations Development, LLC	NC	E, Non-ATF	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	16
2021-206S	Boswood Pointe	Okeech	M	Scott Zimmerman	BPC Boswood Pointe Development, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	132	25	Y	3	Y	Y	Y	Y	15
2021-255SN	Sorrento Landings	St. Johns	M	Jonathan L. Wolf	Sorrento Landings Developer, LLC/SJA Development, LLC	NC	F	2,400,000	600,000	3,000,000	N	N	84	25	Y	3	Y	Y	Y	Y	85

Large County Application(s)

2021-145S	Stadium Towers	Miami Dade	1	Lewis V Swamy	RS Development Corp./Lewis V Swamy	NC	F	4,211,000	600,000	4,811,000	N	Y	169	25	Y	3	Y	Y	Y	Y	67
2021-103SN	Hera Grove Apartments	Orange	1	Scott Zimmerman	305 Hera Grove Developer, LLC	NC	E, Non-ATF	5,400,000	600,000	6,000,000	Y	N	136	25	Y	3	Y	Y	Y	Y	76
2021-112SN	Toddman Pines Phase 1	Broward	L	Matthew A. Rader	HIG Toddman Pines Developer, LLC/Building Better Communities, Inc.	NC	F	2,310,000	600,000	2,910,000	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-149SN	Scottsdale	Orange	L	Joseph L. Wolf	Sanhwick Commons Property Developer, LLC	NC	F	2,000,000	600,000	2,600,000	N	N	135	25	Y	2	Y	Y	Y	Y	32
2021-155S	Palms Beach	L	Doreen L Smith	Palms Beach Cove, LLC/Doreen L Smith	NC	F	3,000,000	600,000	3,600,000	N	N	54	25	Y	4	Y	Y	Y	Y	Y	2

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendations 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 220.27(3), Fla. Stat., Rule Chapter 24-110, F.A.C., and Rule 67-50.009, F.A.C., failure to file a protest within the time prescribed in Section 220.27(3), Fla. Stat., shall constitute a waiver of protesting under Chapter 220, Fla. Stat.

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Dem. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																										
2021-19085N	The Grove	Miami-Dade	L	William T Fabrizi	The Reoman Group of Florida, Inc	NC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	31,175,751	1,655,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71	
2021-19185N	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90	
2021-19185N	Oldid Lake	Brevard	M	Matthew A. Rieger	HTG Oldid Lake Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	13,050,000	785,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	10	
2021-19885N	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	37	
2021-19405N	Park Tower	Miami-Dade	L	Matthew A. Rieger	HTG Park Tower Developer, LLC	NC	NC	E, Non-AIF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	3	
2021-19585N	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-AIF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9	
2021-19685	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	54	
2021-19785N	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	15,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	17	
2021-19885N	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	52	
2021-19985N	University Station	Broward	L	Matthew A. Rieger	University Station 1 Developer, LLC	NC	NC	F	6,209,350	600,000	6,809,350	42,000,000	2,150,000	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	81	
2021-20085N	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulda Developer, LLC	NC	NC	E, Non-AIF	4,130,000	600,000	4,730,000	28,000,000	1,550,000	Y	Y	N	180	25	Y	2	Y	Y	Y	Y	53	
2021-20185N	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	28,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	22	
2021-20285	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc, a WA corporation doing business in Fla as Southport Development Services, Inc	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33	
2021-20385N	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E, Non-AIF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26	
2021-20585N	Twin Lakes Estates Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developers, Inc	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	655,000	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31	
2021-20685	Rosewood Pointe Tallman Pines- Phase II	Okeola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,882	Y	N	N	132	25	Y	3	Y	Y	Y	Y	15	
2021-20785N	Tallman Pines- Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-AIF	2,720,000	600,000	3,320,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69	
2021-2085N	The Arbors at Vailjale Pond	Hillsborough	L	J. David Page	Southport Development, Inc, a WA corporation doing business in Fla as Southport Development Services, Inc	NC	NC	F	4,250,000	600,000	4,850,000	10,000,000	785,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	74	
2021-20985*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21	
2021-21085	Corret Pointe	Hernando	M	J. David Page	Southport Development, Inc, a WA corporation doing business in Fla as Southport Development Services, Inc	NC	NC	F	5,860,000	600,000	6,460,000	14,500,000	888,000	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49	
2021-21285N	Tallman Pines- Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villa Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,320,000	600,000	2,920,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	48	
2021-21385N	Vita Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Vita Alexandria Developer, LLC	NC	NC	E, Non-AIF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79	
2021-21485N	Oxprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Oxprey Pointe II Developer, LLC	NC	NC	E, Non-AIF	5,998,500	600,000	6,598,500	13,000,000	859,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40	
2021-2165N	Quiet Meadows	Palm Beach	L	Joseph Gluckman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-AIF	3,000,000	600,000	3,600,000	13,000,000	1,384,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72	
2021-2175N	Autumn Ridge	Palm Beach	L	Margaret C Perez	Islandart Development Corp; Metropolia Affordable Development, Inc.	NC	NC	E, Non-AIF	5,650,000	600,000	6,250,000	13,000,000	973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	12	

RFPA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2185N	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	6,000,000	755,906	Y	N	N	108	25	Y	5	Y	Y	Y	Y	60
2021-2155N	Coleman Park Renaissance	Palm Beach	L	Terril Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,940,000	571,300	3,511,300	418,853	418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	78
2021-2105N	Oakwood Preserve	Leon	M	Matthew A. Repper	HIG Oakwood Developer, LLC	NC	NC	F	5,999,990	600,000	6,599,990	15,000,000	902,887	Y	Y	N	120	29	Y	5	Y	Y	Y	Y	61
2021-2215	Gulch Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000	9,000,000	1,202,958	Y	Y	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2218S	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; CCHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,212,434	Y	N	N	136	35	Y	2	Y	Y	Y	Y	51
2021-2338S	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Hand Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000	565,904	565,904	Y	N	N	54	25	Y	4	Y	Y	Y	Y	2
2021-2285	Hilcrest Reserve	Polk	M	Darren J. Smith	PGG Hilcrest Reserve, LLC; WJHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200	565,637	565,637	Y	N	N	80	25	Y	5	Y	Y	Y	Y	45
2021-2275	Villas at Academy Place	Seminole	M	Bahren J. Smith	Partison Development Group, LLC; SCJA Developer, LLC	NC	NC	F	3,540,000	514,400	4,054,400	469,084	469,084	Y	N	N	60	35	Y	5	Y	Y	Y	Y	73
2021-2298S	Misty Creek Preserve	Saint Lucie	M	L. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	N	140	25	Y	4	Y	Y	Y	Y	58
2021-23085N	Calusa Pointe	Palm Beach	L	L. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,880,000	600,000	7,480,000	15,000,000	1,040,000	Y	N	N	140	25	Y	5	Y	Y	Y	Y	5
2021-23185N	Waterview Preserve	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	7,000,000	600,000	7,600,000	13,500,000	908,381	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	64
2021-2328S	Residences at Solmi Parc	Miami-Dade	L	Alberto Milla, Jr.	Residences at Solmi Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,504,395	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	36
2021-23385N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	15,500,000	872,273	Y	N	N	108	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Ocean Lakes	Miami-Dade	L	Robert G. Hostis	Ninckel Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000	9,700,000	1,714,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	83
2021-23585N	Hemosa Fort Myers at Coaks	Lee	M	Michael R. Allan	National Development of America, Inc.; Fortia Development Group, LLC	NC	NC	F	5,350,000	600,000	5,950,000	9,700,000	675,662	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-236S	Magnolia Family II	Leon	M	James S. Granley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	900,000	6,900,000	n/a	1,362,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	27
2021-23785N	River Trail Apartments	Palm Beach	L	Matthew A. Repper	HIG Ridge Developer, LLC	NC	NC	F	6,999,000	600,000	7,599,000	18,300,000	879,620	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	80
2021-23855N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	F	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	11
2021-23985N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,841,158	Y	N	N	240	25	Y	1	Y	Y	Y	Y	50
2021-24085N	Quail Roost Trantch Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,550,000	600,000	6,150,000	29,200,000	1,718,014	Y	N	N	200	25	Y	2	Y	Y	Y	Y	24
2021-2428S	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V. Swezy	AS Development Corp.; Lewis V. Swezy	NC	NC	F	3,000,000	600,000	3,600,000	15,000,000	645,013	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	46
2021-2438S	Liberty Renaissance	Miami-Dade	L	Lewis V. Swezy	BS Development Corp.; Lewis V. Swezy	NC	NC	F	3,000,000	600,000	3,600,000	14,000,000	875,808	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	66
2021-2448S	Princeton Crossings	Miami-Dade	L	Lewis V. Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	Y	N	150	25	Y	2	Y	Y	Y	Y	38
2021-2458S	Stadium Towers	Miami-Dade	L	Lewis V. Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	67
2021-2468S	Cardenas at Hacienda Lakes	Collier	M	Christopher L. Shaw	MAP at VMD Developer, LLC; CORE FL Developer III, LLC	NC	NC	F	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	8

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-24783N	Quali Root Transit Village V	Miami-Dade	L	Kenneth Naylor	Quali Root V Development, LLC	NC	NC	E, Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,138,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41
2021-24833	Cordova Estates	Miami-Dade	L	Lewis V. Sweeney	R3 Development Corp., Lewis V. Sweeney	NC	NC	F	5,186,000	800,000	5,786,000	30,000,000	1,684,524	Y	N	N	190	25	Y	1	Y	Y	Y	Y	63
2021-24935	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	65
2021-25105	Magnolia Senior	Leon	M	James S Graubler	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	4,900,000	600,000	5,500,000	n/a	918,582	Y	Y	N	110	25	Y	4	Y	Y	Y	Y	20
2021-25185	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	16
2021-25253N	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	NC	E, Non-ALF	4,000,000	600,000	4,600,000		1,155,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-25385N	Arbor Park	Sarasota	M	Christopher L. Sheer	MHP FLX Developer, LLC	NC	NC	E, Non-ALF	5,810,714	600,000	6,410,714	15,000,000	967,570	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89
2021-25485N	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	12,400,000	657,653	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82
2021-25553N	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHIA Development, LLC	NC	NC	F	2,800,000	600,000	3,400,000		1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-25785N	Hats in Baldwin Park	Leon	M	Bert Green	Hats at Baldwin Park Developer, LLC; Judd Robt Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	11,900,000	841,794	Y	N	N	120	25	Y	4	Y	Y	N	Y	56
2021-2585	Nehalem Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	NC	F	5,675,000		5,675,000		929,084	Y	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-259185N	Douglas Gardens IV	Broward	L	Christopher L. Sheer	MHP Douglas Developer, LLC; Douglas Gardens IV Developer, LLC; Rural Neighborhoods, Incorporated	NC	NC	E, Non-ALF	6,120,714	600,000	7,310,714	14,750,000	1,987,920	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	13
2021-26085	Aria Apartments	Saint Lucie	M	David O. Deutch	Pinetree Communities, LLC; Rural Neighborhoods, Incorporated	NC	NC	F	6,000,000	600,000	6,600,000	14,000,000	882,000	Y	N	N	96	25	Y	5	Y	Y	Y	Y	34
2021-26285N	Seira Bay	Miami-Dade	L	Maria S. Meades	Cornerstone Group Partners, LLC	NC	NC	F	3,000,000	600,000	3,600,000	18,000,000	914,311	Y	N	N	120	25	Y	1	Y	Y	Y	Y	86
2021-26635	Cahurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E, Non-ALF	6,560,000	600,000	7,560,000		790,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68
2021-26485	Pinetree Gardens	Miami-Dade	L	David O. Deutch	Pinetree Communities, LLC	NC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	N	N	119	25	Y	2	Y	Y	Y	Y	35
2021-26553N	Durand Senior	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	NC	E, Non-ALF	4,970,000	592,000	5,562,000		375,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-26685N	The Avalon	Hillsborough	L	Christopher L. Sheer	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	6,610,714	600,000	7,210,714	17,500,000	971,156	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25
2021-26785	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinetree Communities, LLC	NC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-26885N**	Bayside Breeze	Okaloosa	M	Michael J. Levt	The Michaels Development Company I L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	587,200	5,347,200	9,250,000	658,608	Y	N	N	88	25	Y	5	Y	Y	N	Y	14
2021-26985N	Southwick Comments	Orange	L	Jonathan L. Wolf	Southwick Comments Property Developer, LLC	NC	NC	F	7,800,000	600,000	7,800,000		2,311,814	Y	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021-2705	Metro Grande II	Miami-Dade	L	Maria S. Meades	Cornerstone Group Partners, LLC	NC	NC	E, Non-ALF	3,600,000	600,000	4,200,000		1,111,575	Y	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-27185N	Royal Pointe	Miami-Dade	L	Maria S. Meades	Cornerstone Group Partners, LLC; Avril Community Development Land Trust, LLC	NC	NC	F	3,564,000	600,000	3,864,000	14,000,000	811,178	Y	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-27285N	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	NC	E, Non-ALF	5,999,500	550,800	6,550,300	12,900,000	815,548	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	84
2021-2735	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	4,800,000	600,000	5,400,000		1,319,842	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57
2021-2745	Edison Towers Apartments	Miami-Dade	L	Carol A. Gardner	Teedy Economic Development Corporation, Inc.	R	R	E, Non-ALF	4,500,000	600,000	5,100,000		812,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-2755N	Summerfield Senior Apartments	Hillsborough	L	Paula M. Rhodes	InVista Development, LLC; ADC Communities II, LLC	NC	NC	E, Non-ALF	6,615,000	600,000	7,215,000	N/A	706,685	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-20635N	Barnett Villas	Orange	L	Scott Zimmerman	BGC Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	160	25	Y		Y	Y	Y	Y	88
2021-2115N	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	RCC Phase 1 Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,039	N	N	N	299	25	Y		Y	Y	Y	Y	19
2021-2135S	Hickory Apartments Phase Two	Lee	M	Scott Zimmerman	BGC Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y		Y	Y	Y	Y	76
2021-224S	Westover Senior Housing	Escambia	M	Jamie A Smart	NHF Florida Developer, LLC, AHC Development, LLC	NC	NC	E, Non-ALF	3,141,555	472,800	3,614,355		593,556	N	Y	N	80	25	Y		Y	Y	Y	Y	77
2021-2265N	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BGC Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		828,154	N	Y	N	120	25	Y		Y	Y	N	Y	70
2021-241BS	Wynwood 21 Apartments	Miami-Dade	L	Eugene Scheuer	Florida Wynwood Apartments, LLC	NC	NC	F	4,500,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y		Y	Y	Y	Y	47
2021-256S	Serenity Grove	Miami-Dade	L	Oliver L Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,051,687	N	N	N	150	20	Y		Y	Y	Y	Y	62
2021-26135N	Lincoln Gardens Elderly	Miami-Dade	L	Alonso Villo, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000		726,319	N	Y	N	77	25	Y		Y	Y	Y	Y	55
2021-27485N	Bethany Gardens Apartments	Bay	M	Greg Hoss	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000		8,500,000	N	N	N	160	10	Y		Y	Y	Y	Y	4
2021-27535N	Hermita North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y		Y	N	Y	Y	23
2021-27635N	Orange on 14th Street	Manatee	M	Janet M. Strimfellow	Gerran & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,232,484	N	Y	N	191	25	Y		Y	Y	N	Y	7
2021-277S	3611/3621 Cleveland Avenue	Lee	M	Merica Davis	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	NC	F	5,909,000	401,000	6,304,000		637,313	N	N	N	90	25	Y		Y	Y	Y	Y	30

*SAIL Request was adjusted during scoring, which affected the Corporation Funding Per Set/Aside Amount
 **SAIL ELI Request was adjusted during scoring.

On January 22, 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., and Rule 67.60,009, 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.

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 9.10.20; Approved 9.16.20

How many Developers are part of this Application structure? 1

Select the organizational structure for the Developer entity:
The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:
Roundstone Development, LLC

First Principal Disclosure Level: Roundstone Development, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	Realty Advisors, LLC	Limited Liability Company
2.	Managing Member	Clifton E. Phillips	Natural Person
3.	Member	Southmark RST, LLC	Limited Liability Company
4.	Member	The Sydney and Madelyn Phillips Trust	Trust

Second Principal Disclosure Level: Roundstone Development, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Select the type of Principal being associated with the corresponding First Level Principal Entity

Select organizational structure of Second Level Principal identified

Second Level Entity #	Select type of Principal	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (Realty Advisors, LLC)	1.A. Sole Member	Realty Advisors, Inc.	For-Profit Corporation
3. (Southmark RST, LLC)	3.A. Sole Member	Southmark Corporation	For-Profit Corporation
4. (The Sydney and Madelyn Phillip	4.A. Trustee	Bradford A. Phillips	Natural Person
4. (The Sydney and Madelyn Phillip	4.B. Trustee	Ceil Maynard	Natural Person
4. (The Sydney and Madelyn Phillip	4.C. Trustee	Marty Stephens	Natural Person
4. (The Sydney and Madelyn Phillip	4.D. Beneficiary	Sydney Phillips	Natural Person
4. (The Sydney and Madelyn Phillip	4.E. Beneficiary	Madelyn Phillips	Natural Person

- Exhibit C -

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

REALTY ADVISORS, LLC

Entity Number:

E0786252005-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

11/21/2005

NV Business ID:

NV20051704206

Termination Date:

Perpetual

Annual Report Due Date:

11/30/2021

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

- Exhibit D -

Name of Individual or Legal Entity:

NATIONAL REGISTERED AGENTS, INC.

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

NV20181908806

Office or Position:

Jurisdiction:

DELAWARE

Street Address:

701 S CARSON ST STE 200, Carson City, NV, 89701, USA

Mailing Address:

Individual with Authority to Act:

MATTHEW TAYLOR

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	GINA H KAY	1603 LBJ FREEWAY, SUITE 800, Dallas, TX, 75234, USA	10/09/2019	Active

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