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I. FINANCE

A. Board Authorization to Request the Approval of the Necessary Funding, Staff Actions, and Resolution to Permit the Issuance of the Proposed 2027-2028 Phase One Bonds

1. Background:

- a) Florida Housing issues bonds under two master bond indentures. The 2009 Homeowner Mortgage Revenue (Special Program) Bond Indenture (the “NIBP Master Indenture”) was created for the purpose of implementing the United States Treasury’s New Issue Bond Program (“NIBP”). The NIBP Master Indenture is currently rated “Aaa” by Moody’s Investors Service. Florida Housing also issues single family bonds under its 1995 Homeowner Mortgage Revenue Bond Indenture (the “1995 Master Indenture”). The 1995 Master Indenture is currently rated “Aaa” by Moody’s Investors Service.
- b) It is anticipated that Florida Housing will have sufficient resources to issue \$1,500,000,000 million of bonds. Tax-exempt volume cap totaling \$380 million has been allocated for single family bond issuance consisting of \$200 million of 2024 carryforward and \$180 million of 2025 carryforward. It is expected that a portion of the 2026, 2027, and 2028 volume cap allocation will be added to the carryforward from prior years. In addition to the carry forward allocation, there is \$52.04 million of recycled single family carryforward in the collateral account with the Federal Home Loan Bank as of July 15, 2026. Finance Staff recycle Single family carry forward when possible. The issuance of taxable bonds in a standalone manner or in conjunction with tax-exempt bonds, to fund qualified and non-qualified mortgages, is also an option due to current market conditions. Florida Housing may fund tax-exempt qualifying first mortgages and non-qualifying mortgages with taxable proceeds.
- c) Commencing on October 31, 2008, and subsequently thereafter, the Board has approved resolutions allowing staff to access funding for Florida Housing’s Homeowner Mortgage Program (the “Single Family Program”) through the sale of specified pools or To-Be-Announced (“TBA”) commitments in the mortgage-backed securities (“MBS”) market.
- d) This year, through September 1, 2026, Florida Housing has settled newly originated MBS including over \$969.2 million of Ginnie Mae MBS, \$34.3 million of Fannie Mae MBS and \$403.4 million of Freddie Mac MBS through various market options. Of the Ginnie Mae totals, \$323.8 million settled in bonds, \$582.7 million settled in the TBA mortgage market and 62.7 million settled in the Specified Pool Market. Of the Fannie Mae MBS totals, \$18.9 million settled in bonds, \$15.4 million were settled in the Fannie Mae Cash Window. Of the Freddie Mac totals, \$59.8 million were sold in bonds, \$343.1 million were sold in the TBA market, and \$0.5 million settled in the Freddie Mac Cash Window.
- e) Staff expects to continue periodic funding of the Single Family Program through the sale of MBS when market conditions are favorable at the time of sale, however, financing alternatives in the municipal market have again become more attractive. The sale of bonds in the municipal market can be for: (1) refunding outstanding high coupon bonds that are currently subject to optional redemption, (2) refunding outstanding bonds currently subject to special redemption to preserve volume cap, (3) continuing Florida Housing’s single family lending

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program through the pooling of Mortgage Loans into Guaranteed Mortgage Securities under Florida Housing's Homeowner Mortgage Program. Staff will continue to evaluate market conditions and, should market conditions warrant, may sell a portion or all MBS in the TBA or specified pool market, rather than issue bonds, to fund new production and refund the outstanding bonds subject to optional redemption.

2. **Present Situation:**

- a) Below is a chart of bonds that may be optionally redeemed through 2028:

Bond Series	Bond Balance as of 8/31/2026	Bond Yield
NIBP Master Indenture		
2009 Series B-5	\$ 10,590,000	2.320%
2016 Series B	\$ 6,088,975	2.550%
1995 Master Indenture		
2016 Series 1	\$ 9,763,492	3.125%
2016 Series 2	\$ 12,600,000	3.190%
2017 Series 1	\$ 15,375,000	3.260%
2018 Series 1	\$ 17,050,000	3.680%
2018 Series 2	\$ 38,130,000	4.030%
2019 Series 1	\$ 66,750,000	2.720%

- b) Staff and its Independent Registered Municipal Advisor will determine the amount of refunding bonds to be issued and whether they are executed as one or more refunding transactions based upon market conditions. Florida Housing may also opt to sell a portion of the MBS backing such bonds and use the proceeds of such sale to optionally redeem the bonds should this be deemed more economically prudent.
- c) Conditions in the municipal bond market make the issuance of new money bonds feasible. Staff expect that it will be financially prudent to issue new money bonds under several separate series throughout 2027 and 2028 to continue funding single family loans, including the potential to fund down payment and closing cost assistance loans under its program
- d) The investment banking team, bond counsels, Independent Registered Municipal Advisor and special counsels have been approved by the board pursuant to Florida Housing's competitive solicitation process. The following professionals may serve as senior and co-senior managing investment bankers for the 2027-2028 Phase One Bonds, in alphabetical order: BofA Securities, Inc., Morgan Stanley & Co. LLC., Raymond James & Associates, Inc., and RBC Capital Markets LLC. Caine Mitter & Associates Incorporated will serve as the Independent Registered Municipal Advisor.
- e) The 2027-2028 Phase One bonds will be issued under the 1995 Master Indenture,

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the NIBP Indenture or a new master indenture, but the aggregate amount of such 2027-2028 Phase One Bonds shall not exceed \$1,500,000,000. The 2027-2028 Phase One Bonds are expected to be rated “Aaa” by Moody’s Investors Service if issued under either the 1995 Indenture or the NIBP Indenture, however, in consultation with the underwriting team and our Independent Registered Municipal Advisor, staff may opt to solicit ratings from additional rating agencies. If the bonds are issued under a new master indenture, the rating is expected to be “Aaa” by Moody’s Investors Service. It is anticipated that the 2027-2028 Phase One Bonds and any additional new money bonds issued will, for the foreseeable future, be secured by MBS.

- f) Authorization necessary to issue the 2027-2028 Phase One Bonds requires (1) adoption of an authorizing resolution by Florida Housing’s Board and (2) approval of a fiscal determination in accordance with statutory requirements. To work within the constraints of regularly scheduled public meetings, to maintain Florida Housing’s goal of providing continuously available single family mortgage funding, and to take full advantage of the market conditions for refunding, the authorizing resolution for the 2027-2028 Phase One Bonds is being presented for consideration at Florida Housing’s September 25, 2026, meeting.
- g) Staff will determine the timing of issuance, size of issuance, and the most applicable documents for the issuance of each series of 2027-2028 Phase One Bonds based upon prevailing market conditions and recommendations from the Independent Registered Municipal Advisor.
- h) As in prior authorizations, staff requests authorization to commit up to \$100 million of indenture and/or other funds available to Florida Housing to fund any negative arbitrage, pay costs of issuance, redeem bonds, pay premiums due, buy down mortgage rates in areas of special interest, or otherwise promote the objectives of the Single Family Program.
- i) To ensure sufficient time for obtaining required approvals for the 2027-2028 Phase One Bonds, staff requests authorization to commit up to \$100 million per bond issuance of indenture assets and/or other funds available to Florida Housing to provide interim funding for single family mortgage backed securities and down payment and closing cost assistance loans. Additionally, Florida Housing may also use the line of credit secured with the Federal Home Loan Bank as previously approved by the Board. Amounts expended on an interim basis for such purposes are eligible for reimbursement from bond proceeds upon the issuance of each series of 2027-2028 Phase One Bonds.
- j) The Board Resolution is included as [Exhibit A](#).

3. Recommendation:

- a) Staff recommends the Board approve the necessary funding, staff actions and the Resolution to permit the issuance of the proposed 2027-2028 Phase One Homeowner Mortgage Revenue Bonds.

HOMEOWNERSHIP PROGRAMS

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II. HOMEOWNERSHIP PROGRAMS

A. Homeownership Pilot Program Utilizing Manufactured Housing

1. **Background:**

- a) At the December 12, 2025, Board Meeting, Florida Housing Staff received approval for a Homeownership Pilot Program utilizing Manufactured Housing. This approval included conducting one or more workshops, working with interested stakeholders, and, if prudent, issuing a competitive solicitation that would include up to \$3 million of available funds in the form of loan guarantees to leverage private capital construction funding.
- b) At the May 1, 2026, Board Meeting, Florida Housing Staff received approval to expand the \$3 million in available funding to include land acquisition, infrastructure, and construction financing together with the ability to leave behind funds for the homebuyer in the form of down payment and closing cost assistance.

2. **Present Situation:**

- a) Florida Housing staff have continued to engage with stakeholders, including local governments wanting to develop available land using factory built housing and large Manufactured Housing providers with development capabilities.
- b) Based on these discussions, it is evident that to fund pilot developments, additional resources will be necessary to ensure long-term success. Florida Housing staff has received preliminary estimates on cost for mid-size developments (approximately 30 units) which highlight the need for increased funding. Therefore, staff would like to request an additional \$7 million for uses previously approved as well as the ability to utilize some of the funding for development consulting services.

3. **Recommendation:**

- a) Authorize a total of \$10 million in available funding to be utilized in the pilot program for land acquisition, infrastructure, construction financing, consulting services, and loan guarantees, together with the ability to leave behind funds for the qualified homebuyer in the form of down payment and closing cost assistance.

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III. LEGAL

A. In re: WHFT LL Workforce, Ltd., and WHFT LL Workforce Developer, LLC

FHFC Case No. 2026-039VW

Development:	Catchlight Crossings Live Local Workforce	Location:	Orange County	
Category:	New Construction	Developer(s):	WHFT LL Workforce Developer, LLC	
Type:	Mid-Rise (5-6 Stories)	Principal:	Wolf, Jonathan	
Demographic:	Family	Owner:	WHFT LL Workforce, Ltd.	
		Parent Owner:	Wendover Housing Partners, LLC	
Total Units: 84	5 Units @ 30% (ELI)	Funding Requests:	SAIL-LL	\$11,793,621
	13 Units @ 50% (SAIL-LL)		ELI	\$391,900
	66 Units @ 80% (SAIL-LL)			

1. **Background:**

- a) WHFT LL Workforce, Ltd., and WHFT LL Workforce Developer, LLC (collectively, "Petitioner") applied for funding under Request for Applications 2024-213 (the "RFA") to assist in the construction of Catchlight Crossings Live Local Workforce, an 84-unit development located in Orange County, Florida (the "Development"). Petitioner's Application requested Live Local SAIL funding but did not request tax-exempt bond financing or 4% Housing Credits. Petitioner's Application was ultimately selected for funding following final agency action in the related bid protest proceeding. On July 20, 2026, Florida Housing received a Petition for Waiver of Rule 67-21.003(1), F.A.C. (2024), and certain provisions of the RFA. On August 4, 2026, Petitioner filed an Amended Petition for Waiver specifying Rules 67-21.003(1)(a) and (b), F.A.C. (2024), and providing additional allegations and supporting documents concerning the proposed financing (the "Amended Petition"). On September 8, 2026, Petitioner filed a Second Amended Petition for Waiver providing additional allegations regarding the proposed financing ("Second Amended Petition").
- b) The Second Amended Petition seeks authorization for Petitioner to apply for Non-Competitive 4% Housing Credits through the Non-Competitive Application process, and Petitioner states it intends to use tax-exempt bonds issued by Orange County Housing Finance Authority as additional financing for the Development. The Second Amended Petition also proposes to increase the Development from 84 to 129 units, revise the Development's set-aside commitments, and make corresponding changes to its sources and uses. A copy of the Second Amended Petition is attached as [Exhibit A](#).

2. **Present Situation:**

- a) Rules 67-21.003(1)(a) and 67-21.003(1)(b), F.A.C. (2024), state, in relevant part:

Unless otherwise set forth in a competitive solicitation pursuant to rule Chapter 67-60, F.A.C., Applicants shall apply for Non-Competitive HC

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or a combination of MMRB and Non-Competitive HC as set forth below. For purposes of this subsection only, the term NC Award shall refer to Non-Competitive HC or a combination of MMRB and Non-Competitive HC, and funding from the Predevelopment Loan Program (PLP) will not be considered to be other Corporation funding.

(a) If the NC Award will be made available, with or without other Corporation funding, through the competitive solicitation funding process outlined in rule Chapter 67-60, F.A.C., the Applicant shall apply for the NC Award using the forms and procedures specified in the applicable competitive solicitation for such other funding. Unless otherwise specifically provided in the solicitation, all of the substantive provisions of this chapter will continue to apply to the NC Award. Any references in this chapter to “Application” shall mean the application or response submitted for such other funding.

(b) If the NC Award will not be made available through the competitive solicitation funding process outlined in rule Chapter 67- 60, F.A.C., the Applicant shall utilize the Non-Competitive Application Package. The Non-Competitive Application Package or NCA (Rev. 06-2024) is adopted and incorporated herein by reference and consists of the forms and instructions available, without charge, on the Corporation’s website under the Multifamily Programs link labeled Non-Competitive Programs or from <http://www.flrules.org/Gateway/reference.asp?No=Ref-16897>, which shall be completed and submitted to the Corporation in accordance with this rule chapter.

- b) Rule 67-21.003(1)(b), F.A.C. (2024), incorporates by reference the Non-Competitive Application Package (“NCA”). The NCA includes the following requirements:

When applying for funding for the proposed Development, Applicants shall only utilize the Non-Competitive Application Form to apply for the following new funding when no other new Corporation funding sources, besides the Predevelopment Loan Program (PLP), are being requested:

Corporation-issued MMRB and Non-Competitive Housing Credits (4 Percent HC). The Non-Competitive Application Form can be submitted to the Corporation any time after the effective date of Rule Chapter 67-21, F.A.C.; or

Non-Competitive Housing Credits (4 Percent HC) only, to be used for a Tax-Exempt Bond-Financed Development where the bonds are issued by a County Housing Finance Authority (HFA) established pursuant to Section 159.604, F.S. The Non-Competitive Application Form can be submitted anywhere from the time the Applicant completes Credit Underwriting for the Bonds up until the last Corporation business day of December of the year the Development is placed in service; or

Non-Competitive Housing Credits (4 Percent HC) only, to be used for a Tax-Exempt Bond-Financed Development where the bonds are issued by an entity other than the Corporation or a County HFA. The Non-Competitive Application Form can be submitted once the Applicant receives affirmation that the tax-exempt multifamily bond allocation has been reserved or that the entity issuing the bonds has agreed to award the

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necessary allocation when available, but no later than 14 days after the TEFRA Hearing, and in no event may the Application be submitted after commencement of Rehabilitation or construction.

- c) Request for Applications 2024-213 (the "RFA") includes the following requirement:

Applications must request State Apartment Incentive Loan (SAIL) appropriated by the Live Local Act set forth in Section 420.50871, F.S., created by the Florida Legislature under Section 32 of the Live Local Act of 2023 "Live Local SAIL".... Applications may request Live Local SAIL in conjunction with (a) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt Bonds obtained through a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government); and (b) 4% Housing Credits.

...For purposes of this RFA, the Applicant will NOT utilize the Non-Competitive Application Package to apply for (i) Corporation-issued MMRB and the 4% Housing Credits or (ii) 4% Housing Credits to be used with Non-Corporation-issued Tax-Exempt Bonds. Instead, the Applicant is required to apply for the MMRB and/or Housing Credits as a part of its Application for the SAIL funding, if it is seeking to utilize those resources

- d) Section One C. of the RFA further requires an Applicant seeking Corporation-issued MMRB and/or 4 percent Housing Credits in conjunction with Live Local SAIL to request those resources as part of its competitive Application for SAIL funding. Petitioner did not request either resource in its Application.
- e) Petitioner did not request 4% Housing Credits as part of its competitive Application. The limited relief recommended by staff would not authorize Petitioner to amend or supplement its competitive Application for purposes of evaluation, scoring, ranking, or selection. Instead, it would permit Petitioner to submit a separate Non-Competitive Application for 4% Housing Credits, subject to the requirements applicable to that process. Accordingly, staff's recommendation does not rely upon or purport to grant a waiver of Rules 67-21.003(8)(c) or 67-48.004(3)(c), F.A.C. (2024).
- f) Petitioner requests a waiver of Rules 67-21.003(1)(a) and (b), F.A.C., and the corresponding requirement in Section One C. of RFA 2024-213, to permit it to submit a Non-Competitive Application for 4% Housing Credits notwithstanding that those Housing Credits were available through the RFA and were not requested in Petitioner's competitive Application. Although the Second Amended Petition refers generally to waiver of applicable RFA criteria, as relevant to this item, Petitioner seeks permission to submit a Non-Competitive Application for 4% Housing Credits utilizing tax-exempt bonds proposed to be issued by the Orange County Housing Finance Authority. This item addresses only that request. Petitioner acknowledges that it did not contemplate or request 4% Housing Credits or tax-exempt bonds when it submitted its competitive Application.
- g) Petitioner states that inflationary stresses, budgetary uncertainties, and changes in local government policy have made it necessary to seek additional funding for the

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Development. Petitioner states that the Development's budget was premised on close schedule coordination with the other related phases of Catchlight Crossings and that Petitioner received favorable pricing from its contractors and suppliers that may be lost if it is unable to close on financing and commence construction expeditiously. Petitioner further states that additional costs may be incurred if it cannot obtain permits for the Development before the new Florida Building Code goes into effect. Petitioner also notes that Orange County has recently reduced its fee waiver from 100% to 50% of the Development's impact fees.

- h) Petitioner states that Orange County and the local Housing Authority have already committed their available 2026 bond allocation but subsequently advised Petitioner that tax-exempt bond allocation may be available in January 2027. Petitioner notes that Orange County Housing Finance Authority needs to begin the bond financing process expeditiously to make the bond allocation available in that timeframe.
- i) Permitting Petitioner to submit a separate Non-Competitive Application for 4 percent Housing Credits would not reopen, rescore, or alter the final agency action selecting Petitioner's competitive Application. Any allocation of Housing Credits would be determined through the separate Non-Competitive Application and the applicable Housing Credit and credit underwriting requirements.
- j) On January 30, 2026, the Board approved a waiver of Rules 67-21.028(1)(a), (2)(a), (3)(f), and (3)(g), F.A.C., to allow a 25 percent tax-exempt bond-financing threshold for Applications submitted under current and prior rule versions utilizing tax-exempt bonds and 4 percent Housing Credits when the bonds are issued after December 31, 2025. Petitioner's Application did not utilize tax-exempt bonds or 4 percent Housing Credits. In any event, the January 30 Board action addressed only the percentage of aggregate basis required to be financed with tax-exempt bonds. It did not authorize an applicant to add bonds or Housing Credits after the Application Deadline, alter the issuer categories established by an RFA, or use the NCA process in place of the competitive Application process. Accordingly, the January 30 action does not resolve the issues presented by the Second Amended Petition.
- k) Petitioner further states that it will be increasing the number of total units from 84 to 129 and revising its set-aside mix to: 65 units at 80% AMI; 31 units at 50% AMI; and 33 units at 30% AMI. Both the unit increase and the revised set-aside mix may be approved by staff under the applicable Rules. Those proposed changes are not approved through this waiver item. If approved, they would reduce the maximum allowable Live Local SAIL award under the RFA from \$12,185,521 to \$7,998,000. The Second Amended Petition does not include a revised Development Cost Pro Forma or otherwise address whether the self-sourced financing commitment identified in Petitioner's Application will remain in the revised financing structure. The revised sources and uses, the continued availability of committed financing, and the financial feasibility of the revised Development will be evaluated through the applicable review and credit underwriting processes.
- l) On July 22, 2026, the Notice of Petition was published in the Florida Administrative Register in Volume 52, Number 141. The Amended Petition was filed and posted on Florida Housing's website on August 4, 2026; the Second Amended Petition was filed on September 8, 2026, and posted on Florida Housing's website on September 9, 2026. The original notice accurately described

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the nature of the relief requested in both amendments, and no additional notice was required because the amended petitions did not change the rule or substantive nature of the requested relief. On August 3, 2026, Senator Jason Brodeur submitted a letter supporting the requested waiver. A copy of the letter is attached as [Exhibit B](#). On August 4, 2026, BDG Fern Grove Phase Two, LP ("Fern Grove") submitted comments in opposition to the Petition and Amended Petition. A copy of Fern Grove's comments is attached as [Exhibit C](#). As of September 14, 2026, Florida Housing has received no additional comments concerning the Petition.

- m) Section 120.542(2), F.S. provides in pertinent part:

Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person and when the application of a rule would create a substantial hardship or would violate principles of fairness.

Strict application of Rules 67-21.003(1)(a) and (b), F.A.C., and the corresponding requirement in Section One C. of RFA 2024-213, would prevent Petitioner from using the Non-Competitive Application process to seek 4% Housing Credits for the Development because those Housing Credits were made available through the RFA and were not requested in Petitioner's competitive Application. Based on the economic and timing circumstances described in the Second Amended Petition, Petitioner has demonstrated that foreclosing access to that application process would create a substantial economic hardship. The purposes of s. 420.5099, F.S., will be achieved by other means because the limited waiver will permit Petitioner only to apply for the Housing Credits. It will not award or allocate Housing Credits. Unlike Corporation-issued MMRB or other limited resources awarded through a competitive solicitation, 4% Housing Credits are generally considered unlimited because they are not subject to the State Housing Credit Ceiling or a per-capita allocation, although they remain dependent on qualifying tax-exempt bond financing and sufficient bond volume cap. Permitting Petitioner to submit a Non-Competitive Application therefore does not award a limited Corporation resource, and the relief does not extend to Corporation-issued MMRB or any other limited resource not requested in Petitioner's competitive Application. Petitioner will remain subject to the applicable Non-Competitive Application, credit underwriting, Housing Credit, and bond-financing requirements. Through those processes, Florida Housing will retain the ability to apply the procedures necessary for the proper allocation and distribution of Housing Credits and to evaluate the timeliness of the application, the location of and need for the Development, its economic feasibility, and Petitioner's ability to proceed to completion. Granting the limited waiver will also facilitate the maximum use of available Housing Credits to encourage the development of low-income housing. This finding does not determine the financial feasibility of the original or revised Development, approve any revised sources and uses, or establish Petitioner's entitlement to an allocation of Housing Credits.

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3. **Recommendation:**

- a) Staff recommends that the Board GRANT IN PART the Second Amended Petition and grant a limited waiver of Rules 67-21.003(1)(a) and (b), F.A.C. (2024), and the corresponding requirement in Section One C. of RFA 2024-213 that an Applicant seeking 4% Housing Credits in conjunction with Live Local SAIL apply for those Housing Credits as part of its competitive SAIL Application rather than through the Non-Competitive Application Package, solely to permit Petitioner to submit a Non-Competitive Application for 4% Housing Credits for the Development notwithstanding that those Housing Credits were made available through RFA 2024-213 and were not requested in Petitioner's competitive Application.
- b) To the extent the Second Amended Petition requests waiver of any other provision of RFA 2024-213 or other waiver relief beyond the limited Rule and RFA relief expressly granted in paragraph (a), that relief is DENIED. This action does not amend, rescore, or otherwise alter Petitioner's competitive Application or the final agency action selecting it. This action does not award or allocate Housing Credits, approve a bond transaction, approve the proposed increase in units or revised set-aside commitments, establish the final amount of Live Local SAIL funding, or determine the financial feasibility of the revised Development. Those matters remain subject to all applicable staff approval, Non-Competitive Application, credit underwriting, rule, and RFA requirements. Except for the limited relief expressly granted, all other applicable requirements remain in effect.
- c) Except for the specific RFA requirement expressly waived in paragraph (a), any requirements associated with the 4% Housing Credits set forth in the RFA that are more restrictive than the corresponding requirements in the Non-Competitive Application Package shall apply, including, but not limited to, any requirement to waive an option or right to submit a request for a qualified contract.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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IV. MULTIFAMILY PROGRAMS - ALLOCATIONS

A. RFA 2026-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties

1. Background:

- a) On July 16, 2026, Florida Housing Finance Corporation (Florida Housing) issued RFA 2026-201 offering \$23,449,270 of Housing Credits for Applicants proposing the development of affordable, multifamily housing located in Small and Medium Counties.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, August 14, 2026.

2. Present Situation:

- a) Florida Housing received 74 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Bryan Barber, Multifamily Allocations Manager (Chair), Chase Cohee, Multifamily Programs Coordinator, and Mandy DuSold, Multifamily Allocations Coordinator. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its September 8, 2026, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2026-201 All Applications chart (provided as Exhibit A) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit A](#) and recommendations for funding as set out on [Exhibit B](#);
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit A and recommendations for funding as set out on Exhibit B.
 - (3) A motion to recommend that the Board approve the Review Committee's recommended Ranked Waiting List as set out on [Exhibit C](#).
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 74 Applications, authorize the tentative selection of the 9 Applications (set out on Exhibit B) for funding, and approve the Committee's recommended Ranked Waiting List.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on Exhibit B.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$125,582 in HC remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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B. RFA 2026-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and Polk Counties

1. Background:

- a) On July 16, 2026, Florida Housing Finance Corporation (Florida Housing) issued RFA 2026-202 offering \$33,633,880 of Housing Credits for Applicants proposing the development of affordable, multifamily housing located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas, and Polk Counties.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, August 13, 2026.

2. Present Situation:

- a) Florida Housing received 44 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Reeves Campbell, Multifamily Programs Business Operations Administrator (Chair), Matt Jugenheimer, Development Finance Administrator, and Obi Okeke, Multifamily Programs Manager. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its September 9, 2026, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2026-202 All Applications chart (provided as Exhibit D) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit D](#) and recommendations for funding as set out on [Exhibit E](#);
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit D and recommendations for funding as set out on Exhibit E.
 - (3) A motion to recommend that the Board approve the Review Committee's recommended Ranked Waiting List as set out on [Exhibit F](#).
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 44 Applications, authorize the tentative selection of the 10 Applications (set out on Exhibit E) for funding, and approve the Committee's recommended Ranked Waiting List.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on Exhibit E.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$1,504,880 of Housing Credits remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

C. RFA 2026-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

1. **Background:**

- a) On July 16, 2026, Florida Housing Finance Corporation (Florida Housing) issued RFA 2026-203 offering \$10,935,850 of Housing Credits for Applicants proposing the development of affordable, multifamily housing located in Miami-Dade County.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, August 13, 2026.

2. **Present Situation:**

- a) Florida Housing received 31 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Robert Raeside, Multifamily Programs Manager, (Chair), Morgan Guse, Credit Underwriting and Cost Certification Manager, and Rebecca Vowels, Multifamily Programs Manager. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its September 9, 2026, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2026-203 All Applications chart (provided as Exhibit G) lists the eligible Applications in assigned Application Number order. There were no ineligible Applications.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit G](#) and recommendations for funding as set out on [Exhibit H](#);
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit G and recommendations for funding as set out on Exhibit H.
 - (3) A motion to recommend that the Board approve the Review Committee's recommended Ranked Waiting List as set out on [Exhibit I](#).
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 31 Applications, authorize the tentative selection of the 3 Applications (set out on Exhibit H) for funding, and approve the Committee's recommended Ranked Waiting List.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on Exhibit H.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is no Housing Credit funding remaining.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

D. RFA 2026-108 SAIL Financing for Smaller Developments for Persons with Special Needs

1. Background:

- a) On August 10, 2026, Florida Housing Finance Corporation (Florida Housing) issued RFA 2026-108 offering \$9,000,000 in SAIL Funding for Non-Profit Applicants proposing new construction to create new housing to provide Permanent Supportive Housing for Persons with Special Needs as defined in Section 420.0004(13), F.S.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, August 25, 2026.

2. Present Situation:

- a) Florida Housing received 1 Application in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Chase Cohee, Multifamily Programs Coordinator (Chair), Robert Raeside, Multifamily Programs Manager, Matt Walenciak, Construction Administrator, and Zach Summerlin, Policy Director. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Application, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its September 10, 2026, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2026-108 All Applications chart (provided as Exhibit J) lists the Application received.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit J](#) and recommendations for funding as set out on [Exhibit K](#). The Application is eligible for funding.
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit J and recommendations for funding as set out on Exhibit K.
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 1 Application and authorize the tentative selection of the 1 Application (set out on Exhibit K) for funding.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., staff will proceed to issue an invitation to enter credit underwriting to the Application set out on Exhibit K.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to the Applicant in the resulting funding range.
- d) There is \$3,200,000 in SAIL remaining. As approved by the Board on June 26, 2026, remaining funding will be utilized to support the buydown of 60% AMI units to Extremely Low Income units in existing Permanent Supportive Housing developments.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

E. Use of Remaining NHTF Funding and Allocation of Returned Funding

1. Background:

- a) On July 15, 2024, staff issued RFA 2024-216 SAIL Financing for the Construction of Large-Scale Developments of Significant Regional Impact offering \$50,000,000 in SAIL funding authorized by the Live Local Act set forth in Section 420.50872, F.S.
- b) On August 23, 2024, the Board approved the Review Committee's recommendation for the tentative selection of 2 Applications, including Application 2024-156BS Culmer Place V (Culmer) with a request amount of \$25,000,000.
- c) No formal written protests were filed and Culmer was invited into credit underwriting on September 4, 2024.
- d) Florida Housing currently has \$13,920,000 in National Housing Trust Fund (NHTF) available; this funding is subject to Build America Buy America (BABA) requirements.
- e) Approximately \$21,000,000 in SAIL funding is currently available through the Tax Credit Contribution Program that has not yet been allocated through an award or designated for use in a future RFA. Awards under this RFA are subject to a maximum request amount of \$25,000,000.

2. Present Situation:

- a) On September 14, 2026, staff received a final credit underwriting report for Culmer with a positive recommendation for funding. The credit underwriting report was presented as Multifamily Bonds Consent Item A, and its approval is contingent on the approval of this item.
- b) As staff explored opportunities to allocate the available NHTF funding in a manner that would mitigate the impacts of the BABA requirements, the Principals of the Culmer Application approached staff with a potential opportunity to replace SAIL funding with available NHTF because Culmer is already subject to BABA requirements under its existing financing structure. Staff subsequently worked with the Principals to evaluate and develop the proposed funding exchange, which would replace \$13,920,000 in SAIL funding with the available NHTF funding.
- c) If the exchange in funds is approved, staff recommends the Board (1) reserve \$4,000,000 to ensure enough funding is available to issue RFA 2027-216 in the 2027-28 RFA Cycle and (2) allocate the remaining returned SAIL funding in the amount of \$9,920,000 through RFA 2026-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bond Financing and 4% Housing Credits, allowed under Section 420.50872, F.S. Applications for this RFA are due on September 22, 2026 and the Review Committee Meeting is scheduled for October 21, 2026.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

3. **Recommendation:**

- a) Staff recommends the Board approve the exchange of \$13,920,000 in SAIL funding for \$13,920,000 in NHTF funding for Application 2024-156BS Culmer Place V; and
- b) Allocate the returned SAIL funding in the amount of \$13,920,000 as follows:
 - (1) Reserve \$4,000,000 for allocation through RFA 2027-216; and
 - (2) Allocate the remaining \$9,920,000 through RFA 2026-205, subject to the SAIL geographic (county size) and demographic (Family and Elderly) distributions.

RESOLUTION
of the
Board of Directors of
Florida Housing Finance Corporation
pertaining to
Issuance of Single Family Bonds

A RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE OF NOT TO EXCEED \$1,500,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF (A) FLORIDA HOUSING FINANCE CORPORATION HOMEOWNER MORTGAGE REVENUE BONDS, SERIES [2027][2028] [IN ONE OR MORE SERIES TO BE DETERMINED] AND/OR (B) FLORIDA HOUSING FINANCE CORPORATION SINGLE FAMILY MORTGAGE REVENUE BONDS, SERIES [2027][2028] [IN ONE OR MORE SERIES TO BE DETERMINED], AND/OR FLORIDA HOUSING FINANCE CORPORATION HOMEOWNER MORTGAGE REVENUE BONDS (SPECIAL PROGRAM) SERIES [2027][2028] [IN ONE OR MORE SERIES TO BE DETERMINED] (COLLECTIVELY, THE “2027-2028 PHASE ONE BONDS”); AUTHORIZING THE PREPARATION, EXECUTION AND DELIVERY, AS APPROPRIATE, OF ONE OR MORE SUPPLEMENTAL TRUST INDENTURES, A NEW TRUST INDENTURE TO GOVERN THE AFORESAID SINGLE FAMILY MORTGAGE REVENUE BONDS, SERIES [2027][2028], ONE OR MORE SERIES SUPPLEMENTS - MORTGAGE PURCHASE PROGRAM, A MORTGAGE SERVICING AGREEMENT, IF APPLICABLE, AND ANY OTHER AGREEMENTS OR INSTRUMENTS NECESSARY OR APPROPRIATE TO ACCOMPLISH THE ISSUANCE OF SUCH 2027-2028 PHASE ONE BONDS AND THE OPERATION OF THE 2027-2028 PHASE ONE PROGRAM (AS DEFINED HEREIN), AND TO CARRY OUT THE PURPOSES FOR WHICH SUCH 2027-2028 PHASE ONE BONDS ARE TO BE ISSUED; PROVIDING FOR THE APPLICATION OF THE NET PROCEEDS OF SUCH 2027-2028 PHASE ONE BONDS FOR, AMONG OTHER THINGS, THE PURCHASE OF, OR REIMBURSEMENT TO FLORIDA HOUSING FOR THE PURCHASE OF, CERTAIN SINGLE FAMILY MORTGAGE LOANS OR MORTGAGE BACKED SECURITIES EVIDENCING SUCH SINGLE FAMILY MORTGAGE LOANS AND DOWN PAYMENT AND CLOSING COST ASSISTANCE LOANS IN ORDER TO FINANCE QUALIFIED RESIDENCES INTENDED FOR USE BY PERSONS OF LOW, MODERATE OR MIDDLE INCOME; AUTHORIZING AND APPROVING THE SALE OF SUCH 2027-2028 PHASE ONE BONDS; AUTHORIZING THE NEGOTIATION AND EXECUTION OF CONTRACTS OF PURCHASE AND SUCH OTHER DOCUMENTS AS ARE NECESSARY FOR THE SALE OF SUCH 2027-2028 PHASE ONE BONDS; AUTHORIZING THE PREPARATION AND CIRCULATION OF PRELIMINARY OFFICIAL STATEMENTS AND/OR OFFICIAL STATEMENTS RELATING TO SUCH 2027-2028 PHASE ONE BONDS; AUTHORIZING A CONTRIBUTION OF NOT TO EXCEED \$100,000,000 OF FLORIDA HOUSING MONEYS AS NECESSARY FOR THE 2027-2028 PHASE ONE PROGRAM; AUTHORIZING AN ADVANCE OF NOT TO EXCEED \$100,000,000 OF FLORIDA HOUSING MONEYS TO PROVIDE FINANCING FOR FUNDING SINGLE FAMILY MORTGAGE LOANS AND DOWN PAYMENT AND CLOSING COST ASSISTANCE LOANS PRIOR TO ISSUANCE OF THE 2027-2028 PHASE ONE BONDS; AUTHORIZING THE EXECUTIVE DIRECTOR, THE CHIEF

FINANCIAL OFFICER, THE COMPTROLLER, OR OTHER DESIGNATED SIGNATORIES OF FLORIDA HOUSING TO EXECUTE SUCH DOCUMENTS AND TO TAKE ANY OTHER ACTIONS NECESSARY WITH RESPECT TO THE SALE OF MORTGAGE-BACKED SECURITIES AND THE REDEMPTION, AS APPLICABLE, OF CERTAIN SERIES OF BONDS ISSUED BY FLORIDA HOUSING; AUTHORIZING THE REFUNDING OF CERTAIN OUTSTANDING OBLIGATIONS; DELEGATING TO THE EXECUTIVE DIRECTOR THE AUTHORITY AND POWER TO MAKE THE FISCAL DETERMINATION OF SUCH 2027-2028 PHASE ONE BONDS; AUTHORIZING THE CHAIR, VICE CHAIR, ANY OTHER MEMBER OF THE BOARD OF FLORIDA HOUSING, THE EXECUTIVE DIRECTOR, THE CHIEF FINANCIAL OFFICER, THE COMPTROLLER OR OTHER DESIGNATED SIGNATORIES OF FLORIDA HOUSING TO EXECUTE SUCH DOCUMENTS AND TO TAKE ANY OTHER ACTIONS NECESSARY WITH RESPECT TO SUCH 2027-2028 PHASE ONE BONDS AND MAKING OTHER PROVISIONS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Housing Finance Corporation (“Florida Housing”), as statutory successor to the Florida Housing Finance Agency (the “Agency”), is a public corporation and a public body corporate and politic duly organized under the Florida Housing Finance Corporation Act, as amended (the “Act”), Part V of Chapter 420, Florida Statutes, and is authorized thereby to issue its bonds from time to time to fulfill its public purposes, which include the origination and purchase of mortgage loans, or mortgage-backed securities evidencing such mortgage loans, and down payment and closing cost assistance loans to finance the acquisition of single family residential housing by persons or families of low, moderate or middle income; and

WHEREAS, pursuant to the Act, Florida Housing is authorized to carry out the public purposes described therein by issuance of its revenue bonds and by pledging residential mortgages or obligations secured by residential mortgages as security for payment of the principal of and interest on such revenue bonds, and by entering into certain agreements made in connection therewith; and

WHEREAS, to alleviate the continuing shortage of affordable residential housing facilities and of capital for investment in and purchasing and financing of such facilities, for low, moderate or middle income persons or families within the State of Florida (the “State”), which constitutes a valid public purpose for the issuance of revenue bonds under the Act, Florida Housing hereby determines (i) to authorize the issuance and sale of not to exceed \$1,500,000,000 in aggregate principal amount of its (a) Homeowner Mortgage Revenue Bonds, Series [2027][2028] [One or More Series to be Designated] (the “1995 Indenture Bonds”), and/or (b) Single Family Mortgage Revenue Bonds Series [2027][2028] [One or More Series to be Designated] (the “Single Family Mortgage Revenue Bonds”), and/or (c) Homeowner Mortgage Revenue Bonds (Special Program) Series [2027][2028] [One or More Series to be Designated] (the “Special Program Bonds”), as tax-exempt or taxable bonds (together, the 1995 Indenture Bonds, the Single Family Mortgage Revenue Bonds and the Special Program Bonds are referred to as the “2027-2028 Phase One Bonds”), through a public offering or through a private placement under and pursuant, respectively, to (A) that Trust Indenture, dated as of October 1, 1995, under which the 1995 Indenture Bonds are to be issued (as such Trust Indenture has been amended and supplemented and as the same may be further amended and supplemented from time to time, the “1995 Indenture”) between

the Agency and The Bank of New York Trust Company of Florida, N.A. (now known as The Bank of New York Mellon Trust Company, N.A.), as trustee (the “1995 Trustee”), to which Indenture Florida Housing, as the statutory successor to the Agency, has succeeded to all rights and obligations of the Agency thereunder, and/or (B) a Trust Indenture to be executed after the date of approval hereof, between Florida Housing and a trustee bank (the “Single Family Mortgage Revenue Trustee”) to be designated by Florida Housing (as the same may be amended or supplemented from time to time, the “Single Family Mortgage Revenue Indenture”) pursuant to which the Single Family Mortgage Revenue Bonds are to be issued, the terms of which Single Family Mortgage Revenue Indenture, in furtherance of the public purposes of Florida Housing, shall be determined by the Executive Director, the Chief Financial Officer, or the Comptroller, in consultation with the staff of Florida Housing, the Independent Registered Municipal Advisor, Bond Counsel and Special Counsel, and the execution of which by the Executive Director, the Chief Financial Officer, or the Comptroller shall constitute conclusive evidence of the approval of the Single Family Mortgage Revenue Indenture by Florida Housing, and/or (C) that Master Trust Indenture, dated as of December 1, 2009, under which the Special Program Bonds are to be issued (as such Trust Indenture has been amended and supplemented and as the same may be further amended and supplemented from time to time, the “Special Program Indenture” and, together with the 1995 Indenture and the Single Family Mortgage Revenue Indenture, the “Indentures” and, each, an “Indenture”), between Florida Housing and The Bank of New York Mellon Trust Company, N.A.), as trustee (the “Special Program Trustee” and, together with the 1995 Trustee and the Single Family Mortgage Revenue Trustee, the “Trustees” and, each, a “Trustee”), (ii) to apply a portion of the net proceeds of the 2027-2028 Phase One Bonds to refund certain outstanding single family mortgage revenue bonds of Florida Housing or obligations issued to refund such bonds, (iii) to apply the balance of the net proceeds of the 2027-2028 Phase One Bonds (together with additional funds deposited by Florida Housing) to pay costs of issuance of the 2027-2028 Phase One Bonds and to purchase, or reimburse Florida Housing for the purchase of, obligations (including participations therein) backed by or consisting of certain mortgage loans originated by qualified participating lending institutions in order to finance qualified residential housing intended for use as a permanent place of residence by persons or families of low, moderate or middle income, including down payment and closing cost assistance loans and mortgage-backed securities (“Mortgage-Backed Securities”) issued by the Federal National Mortgage Association (“Fannie Mae”), the Government National Mortgage Association (“Ginnie Mae”) and the Federal Home Loan Mortgage Corporation (“Freddie Mac”) pursuant to mortgage origination and sale agreements and to be administered by the applicable Trustee or a program administrator (clauses (ii) and (iii) immediately preceding being referred to hereinafter as the “2027-2028 Phase One Program”), (iv) to secure repayment of such 2027-2028 Phase One Bonds and other parity bonds issued or to be issued under the applicable Indenture by a pledge and assignment of the obligations (including participations therein) backed by or consisting of mortgage notes, the related mortgages, the proceeds thereof and Florida Housing’s interest in certain insurance proceeds or the Mortgage-Backed Securities and certain reserve funds (if necessary) and investment earnings, and (v) to use such other security as it further determines to be necessary or appropriate to obtain acceptable ratings on the 2027-2028 Phase One Bonds from nationally recognized rating agencies as required by the Indenture; and

WHEREAS, as part of the 2027-2028 Phase One Program, Florida Housing anticipates that it may utilize not to exceed \$100,000,000 of funds of Florida Housing legally

available for such purpose, including funds drawn under the Federal Home Loan Bank Liquidity Advance Line (the “Federal Home Loan Bank LAL”) previously executed by Florida Housing pursuant to authority of resolutions adopted on April 30, 2010, to purchase obligations (including participations therein) backed by or consisting of certain mortgage loans originated by qualified participating lending institutions in order to finance qualified residential housing intended for use as a permanent place of residence by persons or families of low, moderate or middle income, including down payment and closing cost assistance loans and Mortgage-Backed Securities issued by Fannie Mae, Ginnie Mae and Freddie Mac, prior to the issuance of the 2027-2028 Phase One Bonds; and

WHEREAS, the Internal Revenue Code of 1986, as amended, and applicable regulations (the “Regulations”) require Florida Housing to declare its official intent in connection with such purchases prior to the issuance of the 2027-2028 Phase One Bonds in order to allow Florida Housing to be reimbursed for such expenditures from a portion of the proceeds of the 2027-2028 Phase One Bonds, when and if the 2027-2028 Phase One Bonds are issued; and

WHEREAS, it is intended by Florida Housing that this Resolution constitutes a declaration of official intent with respect to the reimbursement, from proceeds of the 2027-2028 Phase One Bonds, of those certain purchases of such obligations made or to be made by Florida Housing for the 2027-2028 Phase One Program prior to the issuance of the 2027-2028 Phase One Bonds; and

WHEREAS, Florida Housing has issued various series of revenue bonds (the “Florida Housing Bonds”) pursuant to one or more trust indentures (the “FHFC General Indentures”) and supplemental trust indentures executed and delivered from time to time in connection with the issuance with one or more series of such bonds (the “FHFC Supplemental Indentures,” and collectively with the FHFC General Indentures, the “FHFC Indentures”), by and between Florida Housing and the institutions designated as trustees under the FHFC Indentures, for the purpose of purchasing mortgage loans and Mortgage-Backed Securities; and

WHEREAS, pursuant to the FHFC Indentures, Florida Housing is authorized to sell Mortgage-Backed Securities in order to provide funds for the redemption or purchase of a principal amount of bonds corresponding to the unpaid principal amount of such Mortgage-Backed Securities upon satisfaction of certain terms and conditions of the FHFC Indentures; and

WHEREAS, pursuant to the Act, as an alternative to the issuance of bonds in order to purchase mortgage loans to be pledged as security for such bonds, Florida Housing is authorized to purchase and sell such mortgage loans at public or private sale, with or without public bidding, and in the form of Mortgage-Backed Securities secured by such mortgage loans but not allocated to bonds issued by Florida Housing; and

WHEREAS, pursuant to the Act, Florida Housing has reviewed the relative advantages of the sale of Mortgage-Backed Securities securing certain series of bonds and the redemption of a corresponding amount of such series of bonds, the sale of Mortgage-Backed Securities held by, or on behalf of, Florida Housing but not allocated to a series of bonds, and the future purchase and sale, from time to time, of Mortgage-Backed

Securities secured by mortgage loans, as an alternative to financing mortgage loans with the proceeds of bonds issued by Florida Housing (collectively, “MBS Sales”); and

WHEREAS, based on the foregoing, Florida Housing hereby makes the following finding of fact:

In order to continue to provide mortgage loans to low, moderate or middle income persons at competitive interest rates, it is in the best interest of Florida Housing to exercise, from time to time, its authority (a) to sell Mortgage-Backed Securities securing certain series of bonds and to cause the redemption of a corresponding amount of such series of bonds, (b) to sell Mortgage-Backed Securities held by or on behalf of Florida Housing but not yet allocated to any series of bonds and (c) to sell future Mortgage-Backed Securities secured by mortgage loans, each as an alternative to financing mortgage loans with the proceeds of bonds issued by Florida Housing; provided that (A) any bonds to be redeemed in conjunction with MBS Sales as described in this finding of fact must be subject to redemption at the option of Florida Housing on or prior to December 31, 2028 and (B) the authorization to effect MBS Sales under this Resolution shall terminate on December 31, 2028, unless this Resolution is amended or supplemented.

WHEREAS, due to fluctuations in interest rate levels, Florida Housing may incur “negative arbitrage” between the earnings it anticipates to be available from investment of the proceeds of the 2027-2028 Phase One Bonds and the interest it will be obligated to pay the holders of the 2027-2028 Phase One Bonds; and

WHEREAS, to minimize such negative arbitrage, it may be advantageous for Florida Housing to divide the 2027-2028 Phase One Program into two or more subprograms; and

WHEREAS, the 2027-2028 Phase One Bonds shall be issuable all at one time or from time to time, in one or more series, as tax-exempt or taxable obligations, with such interest rate structures, maturities, redemption provisions, tender provisions and other terms and conditions (including, without limitation, serial bonds, term bonds, current interest bonds, fixed rate bonds, variable rate bonds, premium bonds, discount bonds, stepped coupon bonds, zero coupon bonds or capital appreciation bonds (“CABs”), short term notes, convertible option bonds (“COBs”), planned amortization class (“PAC”) bonds, premium PAC bonds, or pass-through bonds, or combinations of such bond structures), as shall be determined by the Executive Director, the Chief Financial Officer, or the Comptroller to be in the best interests of Florida Housing; and

WHEREAS, the Act requires the 2027-2028 Phase One Bonds to be sold by competitive public sale, unless Florida Housing determines by official action at a public meeting that a negotiated sale or private placement of the 2027-2028 Phase One Bonds is in the best interest of Florida Housing, in which event the Act authorizes Florida Housing to negotiate for the sale or placement of the 2027-2028 Phase One Bonds to or through the underwriter or underwriters or placement agent designated by Florida Housing; and

WHEREAS, Florida Housing has reviewed the market conditions and trends affecting the sale of the 2027-2028 Phase One Bonds, as further described in the memorandum from Caine Mitter dated August 27, 2026 (the “Bond Sale Memorandum”); and

WHEREAS, Florida Housing has reviewed the relative advantages of negotiated sale and private placement versus competitive sales in light of the current and anticipated market conditions; and

WHEREAS, Florida Housing has considered what would be in the best interest of the 2027-2028 Phase One Program, Florida Housing and the public; and

WHEREAS, the complexities inherent in single family mortgage bonds issued under general indentures, the anticipated bond structure and the need for flexibility in the timing of the issuance of the 2027-2028 Phase One Bonds render the 2027-2028 Phase One Bonds a candidate for negotiated sale or private placement, as applicable; and

WHEREAS, based on the foregoing, Florida Housing hereby makes the following finding of fact:

A negotiated sale or private placement of the 2027-2028 Phase One Bonds as provided for herein is in the best interest of the 2027-2028 Phase One Program, the public and Florida Housing based on i) the anticipated size and multiple-series structure of the financing; (ii) the need to coordinate mortgage loan pricing and origination with the timing and pricing of the Bonds; (iii) the potential use of multiple tax-exempt and taxable structures and/or refundings; (iv) the conditions outlined in the Bond Sale Memorandum; and (v) the resulting need for flexibility in structuring and timing the sale. .

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FLORIDA HOUSING FINANCE CORPORATION AS FOLLOWS:

1. The recitals to this Resolution set forth above are adopted as findings of Florida Housing and are incorporated in this Resolution as though fully set forth herein.

2. The issuance and sale by Florida Housing of its (i) Homeowner Mortgage Revenue Bonds, Series [2027][2028] [One or More Series to be Determined], and/or (ii) Single Family Mortgage Revenue Bonds, Series [2027][2028] [One or More Series to be Determined], and/or (iii) Homeowner Mortgage Revenue Bonds (Special Program) Series [2027][2028] [One or More Series to be Determined], in each case as tax-exempt or taxable bonds, in an aggregate principal amount not to exceed \$1,500,000,000 (the aforementioned bonds described in clause (i) and/or (ii) and/or (iii) hereof, the “2027-2028 Phase One Bonds”), with such interest rate structures, maturities, redemption provisions, tender provisions and other terms and conditions (including, without limitation, serial bonds, term bonds, current interest bonds, fixed rate bonds, variable rate bonds, premium bonds, discount bonds, stepped coupon bonds, zero coupon bonds or CABs, short term notes, COBs, PAC bonds, premium PAC bonds, or pass-through bonds, or combinations of such bond structures), as shall be determined by the Executive Director, the Chief Financial Officer, or the Comptroller, in consultation with the staff of Florida Housing, the Independent Registered Municipal Advisor, Bond Counsel and Special Counsel, are hereby authorized and approved for the

purposes set forth in the recitals to this Resolution. Each of the Executive Director, the Chief Financial Officer, and the Comptroller, acting alone, but in consultation with the staff of Florida Housing, the Independent Registered Municipal Advisor, Bond Counsel and Special Counsel, is delegated the authority to conduct one or more sales of such 2027-2028 Phase One Bonds and the authority to determine the portion, if any, of prior obligations of Florida Housing to be refunded and redeemed.

3. Florida Housing authorizes the preparation of (i) one or more supplemental trust indentures and, with respect to the Single Family Mortgage Revenue Bonds, a new trust indenture, setting out the terms and conditions of each series of 2027-2028 Phase One Bonds, (ii) a Series Supplement — Mortgage Purchase Program, if necessary, to be entered into by and among Florida Housing, participating lending institutions and a program administrator/servicer, (iii) a servicing agreement, if necessary, to be entered into by Florida Housing and the applicable counterparties thereto, and (iv) such other documents as may be necessary in connection with the issuance or securing of each series of 2027-2028 Phase One Bonds, including investment contracts and letters of representation with respect to the utilization of a book-entry-only system for the registration of 2027-2028 Phase One Bonds, all in such form as may be approved by the Chairman, the Vice Chairman, any other member of the Board of Directors of Florida Housing, the Executive Director, the Chief Financial Officer, or the Comptroller (or such person serving in either such capacity during any vacancy in such position) and such other officers of Florida Housing as designated by separate resolution (each an “Authorized Signatory”), and attested to by the Secretary or any Assistant Secretary of Florida Housing. The execution of such instruments and documents by an Authorized Signatory and the attestation thereof shall be conclusive evidence of such approval.

4. Florida Housing staff is hereby authorized to (i) select lending institutions for participation in the 2027-2028 Phase One Program and (ii) determine commitment fees, if any, to be paid by lending institutions.

5. The 2027-2028 Phase One Program may include, as determined by the Executive Director, the Chief Financial Officer, or the Comptroller, in consultation with the staff of Florida Housing, the Independent Registered Municipal Advisor, Bond Counsel and Special Counsel, based on the demand for special programs, (i) set asides for special categories that serve the public purposes of the Act and the 2027-2028 Phase One Program; (ii) a down payment and closing costs assistance program; (iii) participation in programs to provide assistance to victims of, or areas affected by, natural disasters within the State and (iv) participation in other special purpose programs that serve the mission of Florida Housing and the needs of the citizens of the State.

6. A negotiated sale or private placement of the 2027-2028 Phase One Bonds is in the best interest of Florida Housing and of the public. The initial issuance of 2027-2028 Phase One Bonds shall be negotiated for sale by Florida Housing underwriters or institutional investors as designated by Florida Housing or the Executive Director, the Chief Financial Officer, or the Comptroller (or such person serving in either such capacity during any vacancy in such position), hereinafter referred to collectively, as applicable, the “Underwriters or Purchasers”. The Underwriters (other than Purchasers in a private placement) for the 2027-2028 Phase One Bonds shall be selected from the pool of underwriters previously selected by the Board of Directors of Florida Housing pursuant to a

request for qualifications process and approved by Florida Housing and designated by Florida Housing or the Executive Director, the Chief Financial Officer, or Comptroller (or such person serving in either such capacity during any vacancy of such position). Each of the Executive Director, the Chief Financial Officer, and the Comptroller, acting alone, but in consultation with the staff of Florida Housing and the Financial Advisor, is delegated the authority to select the senior manager from among the Underwriters and to approve institutional investors for any private placement.

7. The Executive Director, Chief Financial Officer, the Comptroller, and the staff of Florida Housing are authorized to negotiate with the Underwriters or Purchasers, as applicable, as necessary to sell the 2027-2028 Phase One Bonds by negotiated sale or private placement, as applicable, pursuant to this Resolution. Each Authorized Signatory is hereby authorized to execute, and only one of them need execute, such documents as are necessary to sell the 2027-2028 Phase One Bonds and the Secretary and each Assistant Secretary of Florida Housing is hereby authorized to attest to the execution thereof.

8. The authority to execute a Contract or Contracts of Purchase for the 2027-2028 Phase One Bonds is predicated upon such Contract or Contracts of Purchase for the 2027-2028 Phase One Bonds providing for an interest rate on each series of the 2027-2028 Phase One Bonds which would facilitate a weighted average mortgage loan yield under the 2027-2028 Phase One Program of not to exceed fifteen percent (15.00%) and would provide for 2027-2028 Phase One Bond sales in conformance with the 2027-2028 Phase One Program documents. Notwithstanding the foregoing, (i) Florida Housing may increase or decrease from time to time the interest rate on the mortgage loans to be originated as part of the 2027-2028 Phase One Program in a manner consistent with the requirements of the applicable Indenture, and (ii) as determined by Florida Housing staff, Florida Housing may establish mortgage loan interest rates below the standard mortgage loan interest rate for the 2027-2028 Phase One Program in order to address populations or areas of special need and mortgage loan rates above the standard mortgage loan interest rate for the 2027-2028 Phase One Program in order to facilitate providing down payment and closing costs assistance. The Executive Director, the Chief Financial Officer, or the Comptroller (or such person serving in any such capacity during any vacancy in such positions) shall determine for Florida Housing (i) whether the 2027-2028 Phase One Bonds can be sold in an amount, at an interest rate or under conditions that are in the best interest of the public and the 2027-2028 Phase One Program and (ii) the rating(s), if any, required for the 2027-2028 Phase One Bonds, taking into consideration the marketing conditions and the best interests of the public. The execution of the Contract or Contracts of Purchase for the sale of the 2027-2028 Phase One Bonds shall be conclusive evidence that such determinations have been made and no further action shall be required on the part of Florida Housing under this Resolution to effect the sale of the 2027-2028 Phase One Bonds to the Underwriters or the Purchasers, if applicable.

9. In order to facilitate the 2027-2028 Phase One Program, Florida Housing is hereby authorized to contribute, from available funds of Florida Housing, an amount not to exceed \$100,000,000 necessary to fund any “negative arbitrage” on the 2027-2028 Phase One Bonds during the origination period for mortgage loans under the 2027-2028 Phase One Program, to pay costs of issuance of the 2027-2028 Phase One Bonds, to redeem bonds, to pay any redemption premium due on any obligations refunded with proceeds of 2027-2028 Phase One Bonds, to buy down the mortgage loan interest rate to address populations or areas of special need or to otherwise promote the objectives of the 2027-2028 Phase One Program, or

some combination of such uses. Such contribution may be funded from (i) amounts available under the applicable Indenture or (ii) other available monies of Florida Housing.

10. In order to facilitate the 2027-2028 Phase One Program, Florida Housing is hereby authorized to advance an amount not to exceed \$100,000,000 to purchase obligations (including participations therein) backed by or consisting of certain mortgage loans originated by qualified participating lending institutions in order to finance qualified residential housing intended for use as a permanent place of residence by persons or families of low, moderate or middle income, including down payment and closing cost assistance loans and Mortgage-Backed Securities issued by Fannie Mae, Ginnie Mae and Freddie Mac, prior to the issuance of the 2027-2028 Phase One Bonds. Such advance may be funded from (i) amounts available under an Indenture, or (ii) other available monies of Florida Housing including amounts drawn under the Federal Home Loan Bank LAL. Any sums so advanced by Florida Housing shall be reimbursed from the proceeds of the 2027-2028 Phase One Bonds when and if issued.

11. The Executive Director, the Chief Financial Officer, or the Comptroller (or such persons serving in any such capacity during any vacancy in such positions) and such other officers of Florida Housing as designated by separate resolution are each hereby authorized to prepare or cause to be prepared, printed and/or distributed, electronically or otherwise, sufficient copies of the preliminary official statement and the final official statement relating to the public offering of the 2027-2028 Phase One Bonds necessary to effect the sale of the 2027-2028 Phase One Bonds; to contract with one or more national rating services to rate the 2027-2028 Phase One Bonds; to conduct informational meetings; and to take such other actions as may be deemed appropriate for the dissemination of information relating to the sale and delivery of the 2027-2028 Phase One Bonds.

12. The 2027-2028 Phase One Bonds shall be executed as provided by law. In case any one or more of the officers who signed or sealed any of the 2027-2028 Phase One Bonds shall cease to be such officer of Florida Housing before the 2027-2028 Phase One Bonds so signed and sealed shall have been actually sold and delivered, such 2027-2028 Phase One Bonds may nevertheless be sold and delivered as herein provided and may be issued as if the person who signed or sealed such 2027-2028 Phase One Bonds had not ceased to hold such office. Any 2027-2028 Phase One Bonds may be signed and sealed on behalf of Florida Housing by such person who at the actual time of the execution of such 2027-2028 Phase One Bonds shall hold the proper office, although at the date of such 2027-2028 Phase One Bonds, such person may not have been so authorized.

13. Each Authorized Signatory is hereby authorized and empowered, collectively and individually, to take all action and steps to execute and deliver any and all instruments, documents or contracts on behalf of Florida Housing which are necessary or desirable in connection with the offering, sale, execution and delivery of the 2027-2028 Phase One Bonds and which are not inconsistent with the terms and provisions of this Resolution and other actions relating to the 2027-2028 Phase One Bonds heretofore taken by Florida Housing, including, without limitation, the procurement of one or more bond insurance policies to secure some or all of the 2027-2028 Phase One Bonds.

14. Notwithstanding any provision of this Resolution to the contrary, Florida Housing is specifically authorized to divide the 2027-2028 Phase One Program as described

herein among one or more separate bond issuances, each with mortgage interest rates, program provisions and other requirements that are consistent with this Resolution though they differ among such separate bond issuances.

15. The statements contained in this Resolution with respect to the reimbursement of funds expended by Florida Housing for certain purchases of obligations made or to be made by Florida Housing for the 2027-2028 Phase One Program prior to the issuance of the 2027-2028 Phase One Bonds are intended to be statements of official intent as required by, and in conformance with, the provisions of the Regulations, Section 1.150-2(e). The expenditures to be reimbursed pursuant to this Resolution will be incurred after the date sixty (60) days before the date of this Resolution. Florida Housing reasonably expects to reimburse itself for the expenditures contemplated under this Resolution subsequent to the date hereof with a portion of the proceeds of the 2027-2028 Phase One Bonds, when and if issued, and no funds from sources other than the “reimbursement bond issue” (as such term has the meaning assigned to it under the Regulations) portion of the 2027-2028 Phase One Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by Florida Housing pursuant to the budget or financial policies of Florida Housing to pay for such expenditures. Upon receipt of the proceeds of the 2027-2028 Phase One Bonds (or within thirty (30) days thereafter), Florida Housing shall allocate in writing the amount of proceeds of the 2027-2028 Phase One Bonds used to reimburse the prior purchase of obligations in connection with the 2027-2028 Phase One Program (herein, the “Prior Expenditures”). Such allocation will be accomplished within eighteen (18) months from the date such Prior Expenditures were incurred.

16. The Executive Director of Florida Housing is hereby directed to approve the fiscal determination of the 2027-2028 Phase One Bonds in accordance with applicable law.

17. MBS Sales, by competitive or negotiated sale or private placement, at such times as shall be determined by the Executive Director, the Chief Financial Officer, or the Comptroller, in consultation with staff of Florida Housing and Florida Housing’s designated financial advisor (the “Financial Advisor”), are hereby authorized for the purposes set forth in the recitals to this Resolution; provided that (i) any bonds to be redeemed in conjunction with MBS Sales as described in the finding of fact in the recitals to this Resolution finding of fact must be subject to redemption at the option of Florida Housing on or prior to December 31, 2028 and (ii) the authorization to effect MBS Sales under this Resolution shall terminate on December 31, 2028, unless this Resolution is amended or supplemented.

18. Florida Housing authorizes the preparation of such instruments and documents as may be necessary in connection with MBS Sales, all in such form as may be approved by the Executive Director, the Chief Financial Officer, or the Comptroller (or such person serving in either such capacity during any vacancy in such position). The execution of such instruments and documents by an authorized signatory of Florida Housing and the attestation thereof by the Secretary or any Assistant Secretary of Florida Housing shall be conclusive evidence of such approval.

19. All other prior resolutions or parts of resolutions inconsistent with this Resolution are hereby amended by this Resolution but only to the extent of any such inconsistency.

20. All actions (not inconsistent with the provisions of this Resolution) heretofore taken by or at the direction of the Executive Director, the Chief Financial Officer, or the Comptroller (or such persons serving in any such capacity during any vacancy in such positions) relating to the sale and issuance of the 2027-2028 Phase One Bonds or the implementation of the 2027-2028 Phase One Program are hereby approved and ratified.

21. The Executive Director, the Chief Financial Officer, or the Comptroller (or such persons serving in any such capacity during any vacancy in such positions) shall cause the results of the sale of the 2027-2028 Phase One Bonds to be reported at the next meeting of the Board of Directors of Florida Housing following execution of the Contract or Contracts of Purchase.

22. The award of each series of 2027-2028 Phase One Bonds by the Executive Director, the Chief Financial Officer, or the Comptroller (or such persons serving in any such capacity during any vacancy in such positions) shall be final subject to satisfaction of the requirements of section 420.509(12), Florida Statutes, including receipt of any required disclosure statement prior to award, without any further action by Florida Housing.

23. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 25th DAY OF SEPTEMBER 2026.

(SEAL)

ATTEST:

FLORIDA HOUSING FINANCE
CORPORATION, a public corporation and
a public body corporate and politic duly
created and existing under the laws of the
State of Florida

Melissa Levy, Assistant Secretary
Florida Housing Finance Corporation,
Board of Directors

Sandra Veszi Einhorn, Chair
Florida Housing Finance Corporation,
Board of Directors

**STATE OF FLORIDA
COUNTY OF LEON**

I hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted at a duly noticed public meeting of the Florida Housing Finance Corporation, legally called and held on the 25th day of September 2026, at which a quorum was present, all as will appear by reference to the original Resolution incorporated in the official records of the Florida Housing Finance Corporation.

Laura Cox, General Counsel
Florida Housing Finance Corporation

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25th day of September 2026, by Laura Cox J, General Counsel of the Florida Housing Finance Corporation, a public corporation and a public body corporate and politic duly created and existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me.

Notary Public

NOTARY SEAL

Name typed, printed, or stamped

My Commission Expires: _____

RECEIVED

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FLORIDA HOUSING
FINANCE CORPORATION

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

WHFT LL WORKFORCE, LTD., and
WHFT LL WORKFORCE DEVELOPER, LLC

Petitioners,

FHFC Case No.: 2026-039VW
No.: 2024-213
Application No.: 2025-345S

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

**SECOND AMENDED PETITION FOR WAIVER OF RULE 67-21.003(1)(a) and (b) &
REQUEST FOR APPLICATIONS 2024-213**

Petitioners, WHFT LL Workforce, Ltd., and WHFT LL Workforce Developer, LLC, (collectively, Petitioners or Catchlight Workforce), by and through undersigned counsel, petitions Florida Housing Finance Corporation (Florida Housing) for a waiver of Rule 67-21.003(1)(a) and (b) (effective August 27, 2024) as well as criteria within Request for Applications 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments (the RFA). Due to events outside of its control that occurred during credit underwriting, Catchlight Workforce requests to add to its funding sources and intends to expand the proposed project to increase the number and affordability of the units within the proposed development.

This Petition is filed in accordance with Section 120.542, Florida Statutes, and Chapter 28-104, Florida Administrative Code. With this Petition, Catchlight Workforce requests a permanent waiver of the Rule 67-21.003(1)(a) and (b) and the pertinent RFA criteria. In support, Catchlight Workforce states:

Petitioner & Project

1. For purposes of this Petition, WHFT LL Workforce, Ltd.'s, address is c/o Laura S. Olympio, Esq., Nason Yeager Gerson Harris Fumero, PA, 3001 PGA Boulevard, Suite 305, Palm Beach Gardens, Florida 33410. Telephone number for the undersigned counsel is 561-686-4402, the facsimile number is 561-686-5442, and email address is lolympio@nasonyeager.com; vdavis@nasonyeager.com.

2. For purposes of this Petition, WHFT LL Workforce Developer, LLC's, address is c/o Laura S. Olympio, Esq., Nason Yeager Gerson Harris Fumero, PA, 3001 PGA Boulevard, Suite 305, Palm Beach Gardens, Florida 33410. Telephone number for the undersigned counsel is 561-686-4402, the facsimile number is 561-686-5442, and email address is lolympio@nasonyeager.com; vdavis@nasonyeager.com.

3. Following issuance of the RFA, Catchlight Workforce timely submitted Application No. 2025-345S (Application) requesting Live Local SAIL funds (with no Housing Credits), for an 84-unit development known as Catchlight Crossings Live Local Workforce (Project). As reflected in the Application, a majority of the proposed units were designated as Non-Housing Credit 80% AMI Live Local Housing Units. Specifically, Catchlight Workforce proposed completing 66 units, or 78% of the units, with an 80% AMI set-aside. Application p. 15. The proposed Project is one of the four buildings comprising the second phase of a large, innovative affordable and workforce housing community known as Catchlight Crossings. This second phase of Catchlight Crossings includes a total of 400 units but contains just a portion of the workforce housing that will be available when Catchlight Crossings is complete.

4. Catchlight Workforce's Application was determined to be eligible but was not preliminarily selected for funding by Florida Housing's Board of Directors (Board). Catchlight Workforce timely filed a Notice of Intent and Formal Written Protest and Petition for Formal

Administrative Hearing (Petition) in accordance with Sections 120.569 and 120.57(3), Florida Statutes and Chapter 28-106, Florida Administrative Code. Catchlight Workforce challenged Florida Housing's preliminary funding award to BDG Fern Grove Phase Two, LP, (Fern Grove) on the basis that the proposed project failed to meet the RFA's Developer and Management Company requirements for a Mixed-Use development. In turn, Fern Grove challenged the eligibility of Catchlight Workforce's Application and raised issues about the financial feasibility of the Project. During the litigation, Florida Housing determined that Catchlight Workforce met the RFA's financial feasibility requirements based on the sources presented within the Application.

5. Catchlight Workforce's Petition and Fern Grove's challenge were transferred to the Division of Administrative Hearings, an Administrative Law Judge was assigned, and a two-day hearing took place on March 25-26, 2025. On May 9, 2025, the Administrative Law Judge issued a Recommended Order finding: Catchlight Workforce met the financial feasibility requirements within the RFA and Fern Grove failed to meet the requisite experience requirements for a Mixed-Use development.

6. On June 13, 2025, Florida Housing's Board issued a Final Order adopting the Findings of Fact, Conclusions of Law, and Recommendations of the Recommended Order issued in DOAH Case No. 25-1110BID *WHFT Workforce Ltd., et. al. v. Florida Housing Finance Corporation*, which found Application No. 2025-345BS eligible for funding and Fern Grove ineligible for funding under the RFA. Issuance of Board's Final Order resulted in the selection of Catchlight Workforce's Application for a funding award pursuant to the terms of the RFA.

7. Following the Board's Final Order, Catchlight Workforce was invited to enter credit underwriting and submitted a signed acknowledgment to accept that invitation. In June 2026, Catchlight Workforce extended the deadline to complete credit underwriting through December

2026. At this time, Catchlight Workforce is actively engaged in credit underwriting with Florida Housing's chosen underwriter and must achieve a firm loan commitment by December 2026, although Catchlight Workforce is working toward completing this approval sooner.

8. As explained more fully below, after entering credit underwriting the Project has faced numerous challenges and budgetary constraints which prompted Catchlight Workforce to expand the scope of the Project to incorporate additional units, with a more varied affordability mix than what was reflected in the Application. Catchlight Workforce requests this waiver so it can add to its funding sources and provide the capital required to continue forward and complete the expanded, and more income restricted, Project.

Catchlight Crossings

9. Catchlight Crossings is a one-of-a-kind partnership and large-scale project of significant regional impact focused on providing affordable and workforce housing as well as the related medical, educational, and retail facilities to support those working within Orlando's tourist and hospitality industries. Once complete, Catchlight Crossings will have 1,000 total units that support all levels of affordable and workforce housing demographics. Florida Housing is familiar with and supported the first phase of Catchlight Crossings. *See* Application 2025-157S submitted in response to Request for Applications 2024-216 Live Local SAIL Financing for the Construction of Large-Scale Developments of Significant Regional Impact (RFA 2024-216).

10. Due to the multi-phased development of Catchlight Crossings, the Project's budget, design, construction, and overall timelines are interconnected with other phases of the larger Catchlight Crossings community. For example, the infrastructure for entire community, including the Project, was designed and constructed as part of phase one.

11. Once complete, the second phase of Catchlight Crossings will provide a total of 400 units, 250 of which will be offered at 100% AMI, covering the missing middle set-aside levels, and an additional 21 units (outside of the Application) will also be offered at 80% AMI set-aside levels, complementing the 129 units proposed by the expanded Project. This second phase is only a portion of the overall affordability that will be provided within Catchlight Crossings, an innovative community and large-scale project of regional impact that will encompass 1,000 units, *in toto*.

12. Keeping timely continuity between each phase of Catchlight Crossings is critical to each phase of the larger project's budget and overall success in serving its affordable and workforce housing clientele. Accordingly, a waiver is necessary because strict adherence to Florida Housing's administrative rules and the RFA's criteria would impose a substantial economic hardship on Catchlight Workforce. The Project is part of the second phase of a unique housing community that will provide affordable and workforce housing for the thousands of hospitality and tourism industry workers that support the amusement parks located outside of downtown Orlando. Granting Catchlight Workforce's requested waiver will allow the Project to move forward, ensuring continuity of service, overall success of the larger community, and completion of much-needed affordable and workforce housing in Orange County.

Statutes and Rules Implemented by the Requested Waiver

13. Florida Housing is a public corporation created pursuant to Chapter 420, Part V, Florida Statutes, to administer the financing of affordable housing in Florida. §420.504, Fla. Stat. It is designated as the housing credit agency for Florida within the meaning of section 42(h)(7)(A) of the Internal Revenue Code and has the responsibility to administer and distribute funds allocated under the Live Local Act. §§420.5099; 420.50871; 420.50872, Fla. Stat.

14. Passage of the Live Local Act in 2023 represented a significant investment in expanding affordable and workforce housing developments statewide. One of the Live Local Act's key provisions is its recognition of the importance of public-private partnerships, encouraging creative collaboration among state and local governments, housing finance agencies, nonprofit organizations, and private developers to leverage resources, accelerate housing production, and maximize community impact. §§ 420.0002(10); 420.0003(2)(b); 420.6015(7), Fla. Stat. To advance this vision, the Legislature identified specific funding allocations to support the development of large-scale projects of significant regional impact. §420.50872(2)(a), Fla. Stat.

15. Numerous provisions within Part V of Chapter 420, Florida Statutes¹, authorize Florida Housing to allocate Live Local SAIL funds by means of a request for proposal or other competitive solicitations. §§420.507(22) and (48), 420.5099, 420.50871, 420.50872. Chapter 67-60, Florida Administrative Code, governs the competitive solicitation process. Rule 67-48.0072, Florida Administrative Code, governs the credit underwriting process which includes a *de novo* review of Catchlight Workforce's Application including a comprehensive review of the Application, Catchlight Workforce, the real estate, the economics of the Project, the ability for Project success, the need for affordable housing along with a determination that the Project meets such needs, and a determined funding amount.

16. Chapter 67-21, Florida Administrative Code, governs the noncompetitive funding process as established by Florida Housing. Florida Housing's Board may make available non-competitive funding, including 4% Housing Credits or Multifamily Mortgage Revenue Bonds (MMRB), to support proposed affordable housing developments in applicable circumstances.

¹ Collectively, (the Act).

§420.5099, Fla. Stat.; Fla. Admin. Code R 67-21.003(1). Rule 67-21.003(1), Florida Administrative Code, provides that:

- (1) Unless otherwise set forth in a competitive solicitation pursuant to Chapter 67-60, F.A.C., Applicants shall apply for Non-Competitive HC or a combination of MMRB and Non-Competitive HC as set forth below.²
- (a) If the NC Award will be made available, with or without other Corporation funding, through the competitive solicitation funding process outlined in Chapter 67-60, F.A.C., the Applicant shall apply for the NC Award using the forms and procedures specified in the applicable competitive solicitation for such funding. Unless otherwise specifically provided in the solicitation, all of the substantive provisions of this chapter will continue to apply to the NC Award.³
- (b) If the NC Award will not be made available through the competitive solicitation funding process outlined in rule Chapter 67-60, F.A.C., the Applicant shall utilize the Non-Competitive Application Package. The Non-Competitive Application Package or NCA (Rev. 60-2024) is adopted herein by reference and contains the forms and instructions available, without charge, on the Corporation's website under the Multifamily Programs link labeled Non-Competitive Program or from *****.flrules.org/Gateway/reference.asp?/No=Ref-16897 which shall be completed and submitted to the Corporation in accordance with this chapter.

17. The Non-Competitive Application Package is incorporated in Rule 67-21.003(1)(b), Florida Administrative Code, and provides, in relevant part:

When applying for funding for the proposed Development, Applicants shall only utilize the Non-Competitive Application Form to apply for the following new funding when no other new Corporation funding sources, besides the Predevelopment Loan Program (PLP), are being requested:

² For the purposes of this subsection only, the term NC Award shall refer to Non-Competitive Housing Credits or a combination of MMRB and Non-Competitive Housing Credits and funding from the Predevelopment Loan Program (PLP) will not be considered to be other Corporation funding.

³ Any reference in this chapter to "Application" shall mean the application or response submitted for such other funding.

- Corporation-issued MMRB and Non-Competitive Housing Credits (4 Percent HC). The Non-Competitive Application Form can be submitted to the Corporation any time after the effective date of Rule Chapter 67-21, F.A.C.; or
- Non-Competitive Housing Credits (4 Percent HC) only, to be used for a Tax-Exempt Bond Financed Development where the bonds are issued by a County Housing Finance Authority (HFA) established pursuant to Section 159.604, F.S. The Non-Competitive Application Form can be submitted anywhere from the time the Applicant completes Credit Underwriting for the Bonds up until the last Corporation business day of December of the year the Development is placed in service; or
- Non-Competitive Housing Credits (4 Percent HC) only, to be used for a Tax-Exempt Bond Financed Development where the bonds are issued by an entity other than the Corporation or a County HFA. The Non-Competitive Application Form can be submitted once the Applicant receives affirmation that the tax-exempt multifamily bond allocation has been reserved or that the entity issuing the bonds has agreed to award the necessary allocation when available, but no later than 14 days, after the TEFRA Hearing, and in no event may the Application be submitted after the commencement of Rehabilitation or construction.

18. In addition, Florida Housing has the authority to grant waivers to its administrative rules and RFA criteria when strict application of the same will lead to unreasonable, unfair, and unintended results in particular instances. §120.542(1), Florida Statutes; Fla. Admin. Code Chpt. 28-104. Waivers shall be granted when the person subject to the rule demonstrates that the application of Florida Housing's administrative rules and RFA criteria will: (1) create a substantial hardship or violate principles of fairness, and (2) the purpose of the underlying statute has been or will be achieved by other means. §120.542(2), Fla. Stat. For these purposes, "substantial hardship" means a "demonstrated economic, technological, legal or other type of hardship" while "principles of fairness" are violated when "literal application of a rule affects a particular person in a manner significantly different from a way it affects similarly situated persons who are subject to the rule."

Id.

RFA Criteria Implemented by the Requested Waiver

19. Section One of RFA states that:

Applications must request State Apartment Incentive Loan (SAIL) appropriated by the Live Local Act set forth in Section 420.50871, F.S., created by the Florida Legislature under Section 23 of the Live Local Act of 2023 “Live Local SAIL”. ... All other Applications may request Live Local SAIL in conjunction with (a) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt Bonds obtained through a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to 159.604, F.S.), or a Local Government); and (b) 4% Housing Credits.

20. Section Four.A.6 addresses the number of units and the proposed project’s related set-aside requirements. First, Section Four A.6.a. requires the identification of the number of proposed units while Section Four A.6(c)(1), of the RFA addresses the minimum set-aside requirements for the proposed projects. It states in relevant part:

(1) Minimum Set-Aside Commitments per Section 42 of the IRC

If not requesting 9% Housing Credits or MMRB or local bonds with 4% Housing Credits, select “Live Local SAIL only” as the set-aside commitment at question 6.c.(1) of Exhibit A.

21. Next, Section Four.A.10(a) addresses the proposed development’s funding sources. This section includes identification of the amount of requested funding from Florida Housing (Section Four.A.10(a)(1)), a request amount for Housing Credits ((Section Four.A.10(a)(2)), as well as the Development Cost Pro Forma which identifies the proposed project’s sources and uses (Section Four.A.10(c)).

The Requested Waiver will Serve the Underlying Purpose of the Act

22. With this Petition, Catchlight Workforce requests a waiver from the applicable administrative rules and RFA criteria. In submitting its Application seeking a competitive funding

award pursuant to the RFA, Catchlight Workforce did not contemplate nor request to utilize tax-exempt bonds or 4% Housing Credits. At the time, Catchlight Workforce solely requested Live Local SAIL funding to support its development of the 84-unit portion of the larger community, the majority of which were designated to serve 80% AMI. This occurred because Florida Housing issued tax-exempt bonds for the first phase of Catchlight Crossings that was awarded funding in response to RFA 2024-216. *See generally* Application 2025-157S submitted in response to RFA 2024-216. As the second phase of a larger community, Florida Housing preferred not to issue additional tax-exempt bonds to support the same affordable housing development, despite being developed under a separate legal entity. In addition, Catchlight Workforce did not request local Housing Authority funds for this specific proposed development at this time because the third phase of Catchlight Crossings will be receiving such funds.

23. After entering credit underwriting, the Project, through no fault of its own, now faces significant inflationary stresses, budgetary uncertainties, and changes with the local government on the waiver of impact fees. Noted above, the Project's original scope and budget was premised on the overlapping continuity of this Project in relation to the larger Catchlight Crossings community. This includes reliance not only on timely commencement and progress of construction of each phase, but also coordination with Orange County for design, permitting, and necessary approvals. This is reflected in the bids received and accepted by the Project's contractor and sub-contractor teams who gave favorable pricing on supply and labor costs due to the expected continuing scope of work, the benefits of which will be lost if the Project is unable to commence in the immediate future. It is also reflected in the design and permitting timelines with Orange County. At present, Catchlight Workforce's Project has pending building permits and Project designs that are grandfathered under earlier versions of the Florida Building Code.

24. Recently, Orange County notified Catchlight Workforce of its decision to waive a portion, only 50%, instead of all the Project's impacts fees. This change alone, enacted after the Application entered credit underwriting, has caused an approximately \$1,000,000.00 increase in the budget for the Project. Catchlight Workforce also faces other uncertainties with Orange County related to the vested nature of its permit applications. The Project's building permits are complete and ready to be issued; however, recent timing delays has led to shifts in the Orange County's position about the vested and permit-ready position of Catchlight Workforce's approvals. This shift has placed Catchlight Workforce between a rock and a hard place – continue to rely on Orange County's original vested position or pull the permits, paying over \$1,300,000.00 in permit fees, impact fees, and utility connection charges for the single Project building (and more than \$5,800,000.00 for all four of the buildings within the second phase), just to wait and see if the Project will close. If this vested status is lost, the Project must be redesigned and re-permitted in accordance with the current version of the Florida Building Code, adding significant time delays, redesign costs with its architect and engineers, and construction cost increases due to both the building code changes and the timeline before commencement.

Funding Diversification for the Project

25. Catchlight Workforce has worked diligently to address these issues and seeks to mitigate them by adding to its allowable funding sources. Specifically, Catchlight Workforce seeks to incorporate tax-exempt bonds from allowable sources identified within the RFA and to apply for Non-Competitive 4% Housing Credits from Florida Housing.

26. Once the Project's budget challenges were apparent, Catchlight Workforce explored obtaining tax-exempt bonds from the RFA's allowable sources. At that time, Orange County and the Orange County Housing Finance Authority had already distributed their allocated funds for the

year. Catchlight Workforce also coordinated with Florida Housing who confirmed Orange County Housing Finance Authority's inability to issue tax-exempt bonds in 2026.

27. With strict deadlines and no available bonds from allowable sources in 2026, Catchlight Workforce also explored obtaining tax-exempt bonds from other entities not specifically identified within the RFA. During the summer, a different bond holder confirmed that tax-exempt bonds were readily available and Catchlight Workforce originally sought a waiver from Florida Housing to incorporate this alternative funding source to support the Project. However, Catchlight Workforce did not give up on its attempts to secure tax-exempt bonds from sources identified within the RFA and continued communicating with Florida Housing, Orange County, and Orange County Housing Finance Authority during this time.

28. While its original petition was being evaluated by Florida Housing, on August 19, 2026, Catchlight Workforce received an update from Orange County Housing Finance Authority regarding the prospective availability of tax-exempt bonds to support the Project. While bonds were not available in 2026, Orange County Housing Finance Authority determined tax-exempt bonds could be available for Catchlight Workforce in January 2027. Recently, Florida Housing also confirmed this potential availability. For this to occur Orange County Housing Finance Authority needs to begin the bond financing process immediately, taking proactive steps such as a TEFRA hearing and other inducement approvals prior to the end of this year, so the funds can be available for a closing in the very first part of January 2027.

29. The availability of tax-exempt bonds from allowable sources in January 2027 has allowed Catchlight Workforce transition away from the alternative bonding source and focus on securing a funding allocation from traditionally allowable sources within the RFA. Noted above, timing is critical to the success of the Project and Catchlight Workforce currently faces deadlines

that expire in December 2026. But these recent updates have given Catchlight Workforce the ability to further coordinate with Orange County, Orange County Housing Finance Authority, Florida Housing, its contractors and sub-contractor teams, and institutional lenders about extending the Project's deadlines into January 2027.

30. In seeking this waiver, Catchlight Workforce requests to be permitted to incorporate tax-exempt bonds from allowable funding sources and add to the Project's overall sources and uses. Since filing the original petition Catchlight Workforce has confirmed that tax-exempt bonds can be available from allowable sources to fund the Project in January 2027.

31. Here, strict application of Florida Housing's administrative rules and the RFA will impose a substantial hardship on the Project. The RFA recognizes that applicants could utilize multiple funding sources. For the reasons discussed, Catchlight Workforce solely requested Live Local SAIL funds in its Application and it was financially feasible at that time. In fact, the Application's financial feasibility was challenged, defended, supported by Florida Housing, and successfully upheld by an Administrative Law Judge. Now, due to forces outside of its control that occurred after the Project entered credit underwriting, Catchlight Workforce needs to add its funding sources to ensure the Project can continue proceed by early January 2027, which is critical due to the interconnected nature of the larger Catchlight Crossings community. Without budgetary diversification, the Project in its current state would struggle to be financially feasible. Catchlight Workforce seeks to address this by applying for Non-Competitive 4% Housing Credits and incorporating tax-exempt bonds from allowable sources within the RFA.

32. Granting the request waiver fully satisfies and supports the purpose of the Florida Housing's statutes and the Live Local Act. The Live Local Act reflects the Legislature's clear recognition that Florida faces a statewide affordable housing shortage. Therein, the Legislature

designated Florida Housing as the agency to address this shortage by the implementation of Live Local programs and allocation of Live Local funds. With this framework, the Live Local Act requires Florida Housing to support the expedited development of affordable and workforce housing through innovative public-private partnerships, flexible financing mechanisms, and supporting the development of large-scale projects of significant regional impact.

33. Overall, the addition of tax-exempt bonds and Non-Competitive 4% Housing Credits to support the Project's funding sources will also not adversely impact Florida Housing. Due to the multi-phase nature of Catchlight Crossings, the Project was unable to request the other funding sources at the time of Application. Since entering credit underwriting, all the allowable funding sources confirmed that no RFA-eligible tax-exempt bonds were available to support the Project closing in 2026. But recently, Catchlight Workforce received confirmation that allowable funding sources, such as Orange County Housing Finance Authority, have tax-exempt bonds that could be available in January 2027 to support the Project. But for these funds to be ready early next year, the bond financing process needs to begin immediately.

34. Confirmation of this allowable funding source has also given Catchlight Workforce the ability to coordinate with Florida Housing, its contractors, subcontractors, institutional lenders, and others to obtain good-faith commitments that the Project's budget, construction, and timeline continuity can continue until early January 2027. However, if this new timeline is missed, the Project will face substantial economic hardship and complete loss of continuity between itself and the larger Catchlight Crossings community.

35. If the requested waiver is granted, Catchlight Workforce will continue to abide by the RFA and Florida Housing's rules and policies for all funding sources which is required upon its acceptance of the RFA's Live Local SAIL funds. In addition, Catchlight Workforce commits to

using the same bond counsel – Bryant, Miller, & Olive – who coordinated with Florida Housing on the successful bond issuance and closing of the first phase of Catchlight Crossings.

Expansion of the Project

36. These changes also prompted Catchlight Workforce to reevaluate its Project as a whole and it now desires to expand the scope of its originally proposed Project to include an additional 45 units. Beyond increasing the Project's scope from 84 to 129 units, Catchlight Workforce also seeks to diversify the affordability of its units and increase the number of units that serve low and extremely low-income residents.

37. Catchlight Workforce now seeks to complete 65 units, or 50% of the units, with an 80% AMI set-aside; 31 units, or 24% of units, with a 50% AMI set-aside; and 33 units, or 25% of the units, with a 30% AMI set-aside. The expanded Project, when completed, will have 100% of the units set-aside, with 65 units serving low-income residents and 64 units serving extremely low-income residents. In addition to the enhanced affordability of the units presented within this waiver, as noted before, the Project is only a portion of the larger second phase of Catchlight Crossings.

38. In this instance, Catchlight Workforce meets the standard for waiver of the administrative rules and pertinent criteria within the RFA. Catchlight Workforce believes its request serves the purposes of the Act and its implementing administrative rules because one of its overarching goals is for Florida Housing to facilitate the availability of safe, decent, and sanitary housing to Florida's low-income individuals. §420.502(4), Fla. Stat.

39. The requested waiver will not adversely impact Florida Housing or the Project. Instead, granting this request will ensure that 129 units of much-needed affordable housing will become available in Orange County, Florida. With 100% of the units set-aside for low-income and

extremely-low income residents, the Project's expanded scope and the requested waiver further serves the purposes of Florida Housing's statutory authority and mission to increase affordable housing for those of low, moderate, and middle income in Florida.

40. Strict application of the administrative rules and RFA will create a substantial hardship for Catchlight Workforce because it will not be able to meet strict application of these standards requirements through no fault of its own. Noted above, after entering credit underwriting, numerous factors with contractors, permitting, and the local government impacted the Project causing budgetary and timing challenges. Catchlight Workforce acted quickly to mitigate these unexpected issues, seeking out new funding sources while expanding the scope and affordability of the Project. At this stage, the Project is permit-ready, and Catchlight Workforce has an engaged and committed construction and subcontractor team. Without this waiver, the Project will face even greater additional budget constraints and significant time delays including but not limited to the loss of potential bids, loss of construction transition and demobilization, and loss of coordination with Orange County on the vested status of building permit approvals leading to redesign of the Project to meet newest version of the Florida Building Code. Any of these outcomes would violate the principles of fairness and lead to insurmountable costs and time delays.

41. Demonstrated within, strict application of the administrative rules and pertinent RFA criteria will constitute a substantial hardship and violate the principles of fairness. §120.542(2), Fla. Stat. Waiver of Florida Housing's administrative rules and the applicable RFA criteria will also serve the purposes of the Act because one of Florida Housing's primary goals is to facilitate the availability of decent, safe, and sanitary housing in Florida to low, moderate, and middle income persons and households. §420.502(4)-(6), Fla. Stat. Granting the requested waiver will also promote the legislative intent of the Live Local Act and its desire to creatively and

expediently support public-private partnerships as well as large-scale projects of regional significant regional impact that increase affordable and workforce housing statewide.

42. Should Florida Housing require additional information, Catchlight Workforce is available to answer questions and provide all information necessary for consideration and approval of this Second Amended Petition.

WHEREFORE, Catchlight Workforce respectfully requests that Florida Housing:

1. Grant the Second Amended Petition and all the request relief;
2. Permanently waive the applicable administrative rules and RFA criteria; and
3. Grant any such further relief as may be deemed appropriate or just.

Respectfully submitted this 8th day of September 2026.

/s/ Laura S. Olympio
Laura S. Olympio, FBN 117942
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HARRIS & FUMERO, P.A.
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Counsel for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been electronically filed with the Florida Housing Finance Corporation's Corporation Clerk (CorporationClerk@floridahousing.org) and the Joint Administrative Procedures Committee (joint.admin.procedures@leg.state.fl.us) on this 8th day of September 2026.

/s/ Laura S. Olympio
Counsel for Petitioners



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:
Appropriations Committee on Agriculture,
Environment, and General Government, *Chair*
Appropriations
Appropriations Committee on Health and
Human Services
Governmental Oversight and Accountability
Regulated Industries
Rules

SELECT COMMITTEE:
Joint Select Committee on Collective Bargaining

JOINT COMMITTEES:
Joint Legislative Auditing Committee,
Alternating Chair
Joint Legislative Budget Commission

SENATOR JASON BRODEUR

President Pro Tempore
10th District

August 3, 2026

Melissa Levy
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

Re: Catchlight Crossings Phase II – Utilization of CTA Bond Allocation

Dear Ms. Levy,

I am writing regarding Catchlight Crossings Phase II, an affordable and workforce housing development in Orange County that represents one of the most ambitious implementations of the Legislature's vision under the Live Local Act.

The Florida Legislature enacted the Live Local Act to remove barriers to housing production and encourage innovative public-private partnerships that deliver meaningful housing opportunities for Florida's workforce. Catchlight Crossings embodies that legislative intent. Upon completion, the development will provide approximately 1,000 rental apartments integrated with transportation access, healthcare, early childhood education, adult education, neighborhood-serving retail, and other essential services in one cohesive community serving the International Drive employment corridor.

The project is already demonstrating success. Phase I is currently under construction and will deliver 300 affordable homes together with the mixed-use infrastructure that will support the entire development. Phase II is fully permitted, shovel-ready, and prepared to immediately commence construction on an additional 400 homes, including 150 affordable units and 250 workforce units.

As I understand it, Phase II received a competitive SAIL award under RFA 2024-213. However, escalating construction costs have required adjustments to the financing structure that were neither anticipated nor caused by the developer. Wendover Housing Partners has identified an available allocation of tax-exempt bonds through the Capital Trust Authority (CTA), allowing the project to close financing without delay while preserving the overall delivery schedule of this transformative community.

REPLY TO:

- ☐ 110 Timberlachen Circle, Suite 1012, Lake Mary, Florida (407) 333-1802
- ☐ 416 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5010

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

August 3, 2026
Page 2

Unfortunately, I also understand that Florida Housing has expressed concerns regarding the eligibility of CTA as a qualifying local governmental issuer under the applicable Rule and Request for Applications. Respectfully, I encourage Florida Housing to reconsider that position. CTA was established pursuant to Section 163.01, Florida Statutes, specifically to allow local governments to work collaboratively through interlocal agreements to finance affordable housing and other public purpose projects. CTA receives bond allocation authority and TEFRA approvals through the Florida Division of Bond Finance and the Executive Office of the Governor and Cabinet, demonstrating longstanding recognition by the State of Florida of CTA's authority to issue tax-exempt bonds for eligible public purposes.

Permitting Catchlight Crossings Phase II to utilize CTA-issued bonds would be fully consistent with both the statutory framework established by the Legislature and the policy objectives embodied in the Live Local Act. More importantly, it would allow construction to continue without interruption, preserve pricing secured through the earlier phases of development, maintain continuity for contractors and suppliers, and accelerate delivery of critically needed affordable and workforce housing to Central Florida residents. Delaying this project because of financing technicalities would undermine precisely the type of innovative housing solution the Legislature intended to encourage.

Accordingly, I respectfully request that Florida Housing support the requested waiver and allow Catchlight Crossings Phase II to utilize the CTA bond allocation in accordance with Florida law. Doing so would advance the Legislature's clear policy objectives, facilitate the timely production of hundreds of affordable and workforce housing units, and reinforce Florida Housing's shared commitment to addressing our state's housing shortage through practical, collaborative solutions. Without allowing this proposed CTA bonds application, Phase II would be delayed by at least a year, if not two, which would have additional devastating cost implications, in addition to delaying much needed affordable housing inventory to the International Drive market.

Thank you for your consideration of this request and for your continued dedication to expanding affordable housing opportunities throughout Florida. I appreciate your thoughtful review and look forward to working together to ensure that this landmark development proceeds without unnecessary delay.

Sincerely,

A handwritten signature in black ink that reads "Jason Brodeur". The signature is fluid and cursive, with the first name "Jason" being more prominent than the last name "Brodeur".

Jason Brodeur
Florida State Senator
District 10

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AUG 4 2026 3:52 PM

FLORIDA HOUSING
FINANCE CORPORATION

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

WHFT LL WORKFORCE, LTD. AND
WHFT LL WORKFORCE DEVELOPER,
LLC,

Petitioner,

v.

FHFC Case No. 2026-039VW
RFA 2024-213
Application No. 2025-345S

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

**COMMENTS IN OPPOSITION TO PETITION AND
AMENDED PETITION FOR WAIVER BY
WHFT LL WORKFORCE, LTD. & WHFT LL WORKFORCE DEVELOPER, LLC**

BDG Fern Grove Phase Two, LP (“Fern Grove”), by and through its undersigned attorneys, and pursuant to section 120.542(6), Florida Statutes, hereby provides the following comments on the above-referenced Petition for Waiver and the Amended Petition for Waiver (collectively referred to as the “Amended Petition” except as otherwise noted) filed by WHFT LL Workforce, Ltd. and WHFT LL Workforce Developer, LLC (collectively referred to as “Catchlight”). For the reasons set forth below, the Amended Petition should be denied or, alternatively, Fern Grove’s prior application that was displaced by Catchlight’s application should be funded subject to credit underwriting.

Background Facts

1. This Amended Petition involves a request for waiver by Catchlight regarding its application number 2025-345S filed in response to Florida Housing’s RFA 2024-213, SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments (the “RFA”).

2. Fern Grove application number 2025-317BS, also filed in response to the RFA, was deemed eligible and was initially selected for funding. Catchlight was deemed eligible but was not selected for funding.

3. Catchlight filed its Notice of Protest and Petition for Formal Administrative Hearing alleging that Fern Grove was not eligible to receive funding under the terms of the RFA for failure to meet certain technical requirements regarding developer and management company experience. Fern Grove, in turn, alleged that Catchlight's application was ineligible for funding because, among other reasons, its project, as proposed, would have a significant funding shortfall.

4. Catchlight's Application included a funding letter from JP Morgan Chase ("Chase"). The Chase letter contained certain debt service coverage ratio requirements as a condition of loan funding. Extensive evidence was presented at the trial before the Administrative Law Judge that the project, as presented, could not meet those requirements and additional funding sources would be required.

5. Catchlight did not dispute this evidence. Instead, it argued it was irrelevant.

6. The ALJ ultimately agreed the evidence was not relevant. Florida Housing entered a Final Order determining that Fern Grove's application was ineligible and that Catchlight's application was eligible and selected for funding. *WHFT LL Workforce, Ltd., et. al v. Florida Housing Finance Corporation*, DOAH Case No. 25-1110BID, *et. al* (F.O. June 13, 2025).

7. Fern Grove has appealed the Final Order that determined that its application was ineligible. That case is still pending. *BDG Fern Grove Phase Two, LP v. Florida Housing Finance Corporation*, First DCA Case No. 1D2025-1661.

8. Through the filing of this Amended Petition, Catchlight is now validating Fern Grove's contention. The Catchlight project, as presented and reviewed by Florida Housing, was underfunded and now needs additional and different funding sources to move forward.

9. Catchlight seeks a waiver of criteria within the RFA to change its application as well as avoiding requirements in Rule 67-21.003(1), Florida Administrative Code, so that it can try to use additional funding sources and obtain the financing it has needed from the outset.

10. This begs the question as to whether Catchlight's application would have been next in line behind Fern Grove if it had configured its application in a manner that would have eliminated the need for the relief it now seeks. For example:

- a. Catchlight's application did not include 4% Housing Credits or non-Corporation tax exempt bonds that it now seeks to use.
- b. Catchlight proposed 84 units in its application. It now proposes to increase that number by 45 units. This 53% increase is clearly intended to try to legitimize the amount of permanent debt originally referenced in the Chase letter. The Chase letter required a minimum debt service coverage ratio of 1.15. However, the unrefuted evidence from Fern Grove was that the project at 84 units would only generate a debt service coverage ratio of approximately 0.7—far below Chase's requirements. The proposal to add more units is needed to generate the revenue to correct that significant shortfall.
- c. Catchlight included approximately \$7.6 million in self-sourced financing that helped it obtain the priority that made it next in line behind Fern Grove. But apparently the failure to have 4% credits or tax exempt bonds and/or the failure to include enough self-sourced funds has resulted in the shortfall Catchlight now

faces. It is not clear whether Catchlight plans to eliminate or replace the self-sourced funds with some other source.¹

11. These new funding sources were not subject to scrutiny during the application process. If this waiver is granted, Catchlight would be provided with a competitive advantage not provided to Fern Grove or any other applicant by avoiding that scrutiny.

12. Had Catchlight not been next in line behind Fern Grove, Catchlight would not have had standing to challenge Fern Grove and it would have been Fern Grove's application that would have been funded. These defects in the Catchlight application were ignored at the application phase. If this Amended Petition is granted and the requested changes are allowed, Catchlight would be provided with a significant competitive advantage at the expense of Fern Grove. Fern Grove continues to be ready for funding.

13. There are multiple reasons Catchlight's Amended Petition for Waiver should be denied.

Applicable Waiver Standard

14. The statutory basis for the waiver sought by Catchlight is section 120.542, Florida Statutes. This statute states, in part:

(2) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person and when application of a rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

¹ The Catchlight Application contained a Self-Sourced Financing Commitment Verification Form signed by Jonathan L. Wolf as the Manager of the General Partner of the Applicant.

There Is No Basis to Waive Rule Requirement for Tax Credit Applications

15. Section 120.542 only allows for waivers of administrative rules adopted by agencies. Catchlight seeks a waiver of (1) Rule 67-21.003(1), Florida Administrative Code; and (2) “criteria within [the RFA].”

16. Rule 67-21.003(1) provides a process for applying for Non-Competitive Housing Credits or for a combination of MMRB and Non-Competitive Housing Credits. It then specifies the forms for such applications.

17. Catchlight’s Amended Petition fails to explain what portion or process within this rule needs to be waived and why. Is Catchlight suggesting that it should be granted Housing Credits without even having to apply? That seems unlikely. But if that is what it is seeking, Catchlight provides no explanation or justification as to why it should not have to go through the application process or how that process affects it in a manner that is significantly different from others that are similarly situated.

18. If Catchlight is not asking to waive the application process, then it is not clear what portion or process within this rule is standing in its way. Catchlight’s request in this regard is vague and fails to justify waiver.

The Request to Waive Portions of the RFA is Vague and Exceeds the Board’s Statutory Authority

19. The request to waive criteria in the RFA is deficient for several reasons.

20. First, it is not clear if Catchlight is seeking to waive criteria in the RFA or if it is now trying to change what was in its original application. Instead of waiving RFA requirements, it seems Catchlight is trying to amend its application to add funding sources referenced in the RFA but that were not used by Catchlight when it submitted its application. Catchlight also seeks to change the number of units.

21. However, the law is clear on this point. Section 120.57(3), Florida Statutes, governs the competitive solicitation process used by Florida Housing. Rule 67-60.009, Fla. Admin. Code. Section 120.57(3)(f), Florida Statutes, plainly states that "...no submissions made after the agency announces its intent to award a contract...which amend or supplement the reply shall be considered."²

22. A change to Catchlight's application to add funding sources not previously used or to add units cannot be accomplished by the requested waiver. It is black letter law that an agency cannot waive provisions of a statute, and the statute does not allow application amendments. Section 120.542(1), Fla. Stat.

23. Second, the request by Catchlight for a waiver of criteria within the RFA is vague. There is no explanation of which criteria in the RFA need to be waived nor any discussion as to why they weren't complied with during the application process.

24. Third, section 120.542 only allows an agency to waive provisions of an administrative rule. The RFA is not a rule so there is no legal authority at this point in the process to waive RFA requirements.

The Stated Reasons for Waiver are Vague and Fail to Meet the Statutory Standard

25. The Amended Petition should also be denied because it fails to demonstrate a substantial hardship or explain how application of the rule or RFA criteria would violate principles of fairness. The statute requires Catchlight to demonstrate it would suffer substantial hardship from strict application of the rule; not that it would suffer hardship due to the denial of the waiver petition. *Melitta A. Lane et al. v. Department of Environmental Protection and International*

² Many years ago, the Florida Housing application process allowed applicants to change or "cure" their applications after preliminary scoring by staff. That process did not work well and was abandoned long ago. In this Amended Petition, Catchlight is asking the Board to allow major application changes that are not allowed.

Paper Company, DOAH Case No. 05-1609, R.O. at pp. 73-74, 86-87 (R.O. May 11, 2007). The Amended Petition fails to articulate how application of this rule or RFA would constitute a hardship.

26. In its initial Petition, Catchlight stated, without further elaboration, that "...the Project, through no fault of its own, now faces significant inflationary stresses, budgetary uncertainties, and policy changes with the local government on the waiver of impact fees." Catchlight calls these "unexpected issues."

27. However, no details were provided in the original Petition. Some additional elaboration was provided in its Amended Petition filed on August 4, 2026 although there remain unsubstantiated claims.

28. Catchlight asserts that Orange County has recently indicated that it will only waive a portion of the Project's impact fees resulting in an increase in project costs of approximately \$1 million. However, Catchlight does not explain how much of that increase is attributable to its decision to increase the number of units by over 50%--a factor within the exclusive control of Catchlight. They also fail to explain how this cost could not be covered with the contingency funds of \$1.3 million included in its original application.

29. Catchlight next discusses the tax-exempt bonds it now seeks from Capital Trust Authority. This funding source was not revealed nor subject to scrutiny during the application process although other bidders did not get this same accommodation. If this waiver is approved, Catchlight would be given a competitive advantage not provided to Fern Grove or any other bidder.³

³ The letter from Capital Trust Authority attached as Exhibit 2 to the Amended Petition would likely not have withstood scrutiny under the requirements of the RFA had this funding source been listed due to its failure to include details required by the RFA.

30. Catchlight goes to great lengths to try to explain the nature of the Capital Trust Authority organization. What seems clear is that it is not the Corporation or a County Housing Finance Authority.

31. While Catchlight claims its need for these funds are due to factors outside of its control, it fails to explain why this source was not referenced in its application. Stated otherwise, this is a problem of Catchlight's own making.

32. Catchlight repeatedly references goals within the Live Local Act as providing support for its waiver request. However, that Act was a central theme in the RFA. There is nothing new about that law that justifies the waiver.

33. The nature and extent of "inflationary stresses" referenced in the Amended Petition are not explained in any fashion. The Catchlight application was filed in December 2024. Inflation is not something that was or should have been "unexpected."

34. Likewise, the excuse of any other "budgetary uncertainties" is extremely vague and fails to meet the statutory requirement to show "...a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver." As noted above, Catchlight appears to have gained a competitive advantage in the RFA process by providing an inadequate funding scheme for its project. The waiver process does not exist to remedy those deficiencies.

Conclusion

35. Catchlight filed an application in response to RFA 2024-213 that 'checked the boxes' in a way that maximized its ability to get the preferences that would give it the best chance to get funded. Catchlight came in second and was then successful in getting Fern Grove deemed ineligible. But now Catchlight concedes its funding sources were inadequate which means it

should not have been selected. Instead of Catchlight, it should be Fern Grove that is moving forward with its affordable housing project. Now that it successfully navigated the competitive selection process, Catchlight is trying to fix its problems that should not have been unforeseen. Had it properly configured its application at the outset to avoid the problems it now faces, it might not have been selected. That may never be known.

36. What is known is that this Amended Petition fails to satisfy the statutory requirements for the requested waiver.

37. Catchlight should not be granted waivers to move forward with these other funding sources and unit increases. Further, if Catchlight is seeking to reduce its self-sourced funding commitments, that effort should be rejected. Alternatively, if Catchlight is granted this waiver, Fern Grove's application should also be funded subject to credit underwriting in order to avoid the competitive advantage that would be granted to Catchlight by allowing it to make the requested changes to what was a deficient initial application.

For the foregoing reasons, Fern Grove respectfully requests that the Amended Petition For Waiver by Catchlight be DENIED.

DATED this 4th day of August 2026.

[SIGNATURE ON NEXT PAGE]



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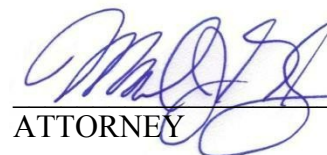
Attorneys for BDG Fern Grove Phase Two,
LP d/b/a Fern Grove Phase Two

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 4th day of August 2026 the foregoing has been filed by e-mail with the Corporation Clerk (CorporationClerk@floridahousing.org), Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and the Joint Administrative Procedures Committee (joint.admin.procedures@leg.state.fl.us) and a copy has been furnished by Electronic Mail to the following:

Laura S. Olympio
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ATTORNEY

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																																
2027-076C	Platform at DeLand	Volusia	M	Christopher L. Eisenzimmer	BRAD Platform at DeLand Developer, LLC	F	86	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	71	
2027-077C	Pinnacle at Moore's Creek	St. Lucie	M	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$216,290.17	A	Y	N	2	Y	Y	23	
2027-078C	Pinnacle on Grand	Pasco	M	David O. Deutch	Pinnacle Communities II, LLC	F	86	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	47	
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$254,929.93	A	N	Y	1	Y	Y	37	
2027-080C	White Dove Court	Clay	M	Deion R. Lowery	DDER Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$207,506.25	A	Y	N	2	Y	Y	66	
2027-081C	Murdock Square	Charlotte	M	Matthew A. Rieger	HTG Murdock Developer, LLC	F	88	\$2,799,412	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$226,322.92	A	Y	N	2	Y	Y	7	
2027-082C	Pinnacle Station	Osceola	M	David O. Deutch	Pinnacle Communities II, LLC; DDER Development, LLC	E, Non-ALF	90	\$2,800,000	1	N	N		Y	N	N	Y	1	N	N	10	Y	Y	NC	\$207,993.74	A	Y	N	2	Y	Y	59	
2027-083C	Renaissance Hall Senior Living	Collier	M	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	78	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	Y	10	N	Y	NC	\$253,447.40	A	Y	N	2	Y	Y	44	
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$257,991.20	A	N	Y	1	Y	Y	4	
2027-086C	Leah Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	F	120	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$178,500.00	A	Y	N	2	Y	Y	46	
2027-087C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	84	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$225,918.31	A	N	Y	2	Y	Y	49	
2027-088C	Royal Park Seniors	Alachua	M	Lindsay Sammons	BDG Royal Park Seniors Developer, LLC	E, Non-ALF	86	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,760.87	A	Y	Y	1	Y	Y	70	
2027-089C	Legacy Grove	Volusia	M	Brett Green	Legacy Grove Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,000.00	A	Y	N	2	Y	Y	73	
2027-090C	Emerald Manor	Seminole	M	Scott Zimmerman	BDG Emerald Manor Developer, LLC	F	79	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$244,938.72	A	Y	N	2	Y	Y	43	
2027-091C	Sanford Breeze	Seminole	M	Matthew A. Rieger	HTG Loomis I Developer, LLC; Daytona Beach Housing Development Corporation	F	90	\$2,799,412	1	Y	N		N	N	N	Y	1	N	N	10	N	Y	NC	\$237,445.21	A	Y	N	2	Y	Y	12	
2027-092C	Cottondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$274,647.47	A	Y	Y	1	Y	Y	2	
2027-093C	Jupiter Greene	Columbia	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,944,030	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$275,404.25	A	Y	N	2	Y	Y	27	
2027-094C	Saddlewood Crossings	Marion	M	Scott Macdonald	Blue Casa 2 Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	9	
2027-095C	Remington Lofts	Putnam	S	Jeffrey J. Woda	The Woda Group, Inc.	F	48	\$1,922,884	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$306,459.64	B	Y	N	2	Y	Y	63	
2027-096C	Sebring Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,705,152	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$240,572.55	A	Y	N	2	Y	Y	28	
2027-097C	Palatka Senior	Putnam	S	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$227,590.78	A	Y	N	2	Y	Y	18	
2027-098C	The Preserve at Moon Lake	Pasco	M	Kenneth Naylor	Preserve at Moon Lake Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$232,938.37	A	Y	N	2	Y	Y	22	
2027-099C	Tavares Apartments	Lake	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,794,792	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$241,088.02	A	Y	N	2	Y	Y	20	
2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	N	Y	1	Y	Y	11	
2027-101C	Bradford Villas	Volusia	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	65	
2027-102C	Bromley Square	Pasco	M	Jonathan L. Wolf	Bromley Square Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	48	
2027-104C	Banyan Glades	Brevard	M	Scott Zimmerman	BDG Banyan Glades Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$237,150.00	A	Y	N	2	Y	Y	39	
2027-105C	Grandview Pointe	Osceola	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,599,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$200,894.58	A	Y	N	2	Y	Y	45	

RFA 2026-201 - Applications Received

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2027-106C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	80	\$2,800,000	2	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	Y	NC	\$231,576.98	A	Y	N	2	Y	Y	24
2027-107C	Sandhill Commons Apartments	Sumter	M	Brian Swanton	Gorman & Company, LLC	F	56	\$1,806,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	17
2027-109C	Avalon Pointe	Clay	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,499,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$193,164.89	A	Y	N	2	Y	Y	32
2027-110C	The Pointe at Mossy Oak	Walton	S	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	72	\$1,939,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$206,018.75	A	Y	N	2	Y	Y	55
2027-111C	Ekos Melbourne Landings	Brevard	M	Christopher L. Shear	MHP Melbourne Landings Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$201,281.06	A	Y	N	2	Y	Y	30
2027-112C	Ekos at the Springs	Seminole	M	Christopher L. Shear	MHP Seminole I Developer, LLC	F	97	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$208,561.61	A	Y	N	2	Y	Y	52
2027-113C	Avira at Gainesville	Alachua	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	74
2027-114C	Avira at Redstone	Okaloosa	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	15
2027-115C	Bayside Pointe	Okaloosa	M	Brian Kimes	JES Dev Co, Inc.	F	82	\$2,600,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$235,284.15	A	Y	N	2	Y	Y	38
2027-116C	Orchard Springs	Columbia	S	Brian Kimes	JES Dev Co, Inc.	F	56	\$1,910,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$253,092.05	A	Y	N	2	Y	Y	29
2027-117C	High Croft	Citrus	M	Scott Macdonald	Blue Casa Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	31
2027-118C	Vesta at Osowaw	Hernando	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$250,340.74	A	Y	N	2	Y	Y	36
2027-119C	City Center at St. Cloud	Osceola	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.L.P.	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$256,511.11	A	Y	N	2	Y	Y	34
2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$220,549.50	A	Y	N	2	Y	Y	3
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	Y	Y	1	Y	Y	72
2027-123C	Grove at Theater Road Phase 2	Hardee	S	Eric C. Miller	NDA Developer, LLC	F	40	\$1,837,379	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$326,800.82	B	Y	N	2	Y	Y	41
2027-124C	Osprey Grove Apartments	Marion	M	Brian Swanton	Gorman & Company, LLC	F	72	\$2,322,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	42
2027-127C	Ardent Run at Wildwood	Sumter	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstro ne	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	1
2027-128C	Congress Street Apartments	Pasco	M	C. Hunter Nelson	ECG Pasco II Developer, LLC	F	96	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,431.25	A	Y	N	2	Y	Y	19
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	ODER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	NC	\$224,914.81	A	Y	Y	1	Y	Y	21
2027-130C	Tranquility at Blue Angel Crossing	Escambia	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	14
2027-131C	Ardent Run	Indian River	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstro ne	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	64
2027-132C	Tranquility at Five Points	Santa Rosa	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; Nantahala Apartments, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	35
2027-133C	Tranquility at Lake City	Columbia	S	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; AHF Development, LLC	E, Non-ALF	60	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$235,470.63	A	Y	N	2	Y	Y	62

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2027-134C	Heron House Apartments	Citrus	M	Brian Swanton	Gorman & Company, LLC	F	64	\$2,064,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	60	
2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	NC	\$241,570.82	A	Y	N	2	Y	Y	10	
2027-138C	Vesta at Gemini	Volusia	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	71	\$2,400,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,304.74	A	N	N	2	Y	Y	58	
2027-139C	Ardent at Gulf Breeze	Santa Rosa	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	90	\$2,720,000	1	N	Y	Brownstone	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$231,200.00	A	Y	N	2	Y	Y	56	
2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	Y	1	Y	Y	6	
2027-141C	Suntree Commons	Brevard	M	Benjamin Nayberg	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	F	82	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$272,546.10	B	Y	N	2	Y	Y	61	
2027-142C	Bayou Bend Residences	Pasco	M	Kenneth Naylor	Bayou Bend Residences Development, LLC	F	92	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$239,574.67	A	Y	N	2	Y	Y	33	
2027-144C	Solara at DeFuniak	Walton	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	54	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$278,860.97	A	Y	N	2	Y	Y	67	
2027-145C	The Residences at Pleasant Hill	Osceola	M	Kenneth Naylor	The Residences at Pleasant Hill Development, LLC	F	88	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$245,867.77	A	Y	N	2	Y	Y	51	
2027-146C	Solara at Lake City	Columbia	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$272,312.98	A	Y	N	2	Y	Y	5	
2027-147C	Ekos DeBary Station	Volusia	M	Christopher L. Shear	MHP Debary Station Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$223,125.00	A	N	N	2	Y	Y	68	
2027-148C	Sandhill Grove Apartments	Pasco	M	Thom Amdur	Sandhill Grove Developer LLC	F	72	\$2,114,842	1	N	N		N	N	N	N	N/A	N	Y	10	N	Y	NC	\$208,972.83	A	Y	N	2	Y	Y	69	
2027-149C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$625,487	1	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	N	A/R	\$65,537.52	A	Y	N	2	Y	Y	53	
Ineligible Applications																																
2027-085C	Sugg Redevelopment	Manatee	M	Darren Smith	Fortis Sugg Redevelopment Developer, LLC; HACB Developer, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$244,442.36	A	Y	N	2	Y	Y	57	
2027-103C	Madison Grove II	Osceola	M	Patrick E. Law	ARD Madison Grove II, LLC; New South Residential, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$237,214.23	A	N	Y	2	Y	Y	40	
2027-108C	WaterVue at Lake Geneva	Lake	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.P.	F	92	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$255,000.00	A	N	Y	1	Y	Y	8	
2027-120C	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	72	\$2,800,000	1	N	N		Y	N	Y	N	N/A	Y	Y	10	N	Y	NC	\$257,307.75	A	Y	N	2	Y	Y	54	
2027-125C	Warrington Senior Living	Escambia	M	Michael Ruane	Heartland Development Group LLC; CORE Warrington Senior Developer LLC	E, Non-ALF	96	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	Y	10	N	Y	NC	\$212,463.34	A	Y	N	2	Y	Y	13	
2027-126C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	120	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$192,750.25	A	Y	N	2	Y	Y	26	

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2027-136C	Lang Milian Phase I	Monroe	S	Darren Smith	SHAG Lang Milian Developer, LLC; Key West Housing Development Corporation	F	48	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$265,949.58	A	Y	N	2	Y	Y	25
2027-137C	Lakeshore Ridge	Leon	M	Michael Ruane	Heartland Development Group LLC; CORE Lakeshore Ridge Developer LLC	F	84	\$2,690,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$230,352.82	A	Y	N	2	Y	Y	16
2027-143C	Cypress Grove	Alachua	M	Michael Ruane	Heartland Development Group LLC; CORE Cypress Grove Developer LLC	F	84	\$2,650,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$223,471.75	A	Y	N	2	Y	Y	50

RFA 2026-201 - Review Committee Recommendations

Total HC for Medium Counties in RFA	21,505,240	Total HC for Small Counties in RFA	1,944,030
Total HC Allocated to Medium Counties	21,385,000	Total HC Allocated to Small Counties	1,938,688
Plus Unallocated Small County funding	5,342.00		
Total HC for Medium Counties Remaining	125,582	Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund four Medium County Applications that qualify for the Local Government Area of Opportunity Goal

2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	11
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	72
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	A	N	Y	1	Y	Y	4
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	37

Goal to fund one Application that qualifies for the SunRail Goal

2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	A	Y	N	2	Y	Y	10
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Small County Applications

2027-092C	Cottdondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	2
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Goal to fund one Medium County Application with a Demographic commitment of Family that selects and qualifies for the Geographic Areas of Opportunity / SADDA Goal

2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	A	Y	Y	1	Y	Y	6
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Up to two Medium County Applications that qualify for either the LGAO Funding Goal OR GAO/ SADDA Goal, with preference for Non-Profit Application if NP Goal not yet met

2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	A	Y	N	2	Y	Y	3
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	A	Y	Y	1	Y	Y	21

RFA 2026-201 - Ranked Waiting List

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-088C	Royal Park Seniors	Alachua	M	Lindsay Sammons	BDG Royal Park Seniors Developer, LLC	E, Non-ALF	86	\$2,800,000	Y	1	N	N		Y	N	N	N	N/A	N	10	N	Y	A	Y	Y	1	Y	Y	70	
2027-087C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	84	\$2,800,000	Y	1	N	N		Y	Y	Y	N	N/A	N	10	N	Y	A	N	Y	2	Y	Y	49	

RFA 2026-202 All Applications Received

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																							
2027-001C	Pinnacle Vista	Broward	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$3,750,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	41
2027-002C	Pinnacle at Audubon Place	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	116	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	42
2027-003C	Gateway Lofts	Broward	Oscar Sol	Gateway Lofts Dev, LLC	E, Non-ALF	90	\$3,750,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	22
2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ	F	86	\$3,100,000	Y	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
2027-006C	Tamarac Terrace	Broward	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	F	90	\$3,799,412	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	26
2027-007C	Pinellas Pointe	Pinellas	J. David Page	Southport Development, Inc., a WA corporation	F	120	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	17
2027-008C	Roma Heights	Pinellas	Scott Macdonald	Blue RH Developer, LLC	F	76	\$2,975,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	34
2027-010C	1600 Building	Broward	Matthew A. Rieger	HTG Meridian Developer, LLC	F	80	\$3,590,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	36
2027-011C	Residences at Hollywood	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	94	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	13
2027-012C	Residences at Park View	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	95	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	15
2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
2027-014C	Ekos Suncoast View	Pinellas	Christopher L. Shear	MHP Suncoast View Developer, LLC	F	110	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	33
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	75	\$3,000,000	Y	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2
2027-016C	Blue Tarpon	Pinellas	Scott Macdonald	Blue Tarpon Developer, LLC	F	82	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	25
2027-017C	Residences at Harris Park	Pinellas	Brian Swanton	Gorman & Company, LLC	F	70	\$2,747,500	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	43
2027-018C	Village at Oakland Park	Broward	Mara S. Mades	Cornerstone Group Partners, LLC; Urban	F	90	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	38
2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
2027-020C	Mobbly Shores	Hillsborough	Kenneth Naylor	Mobbly Shores Development, LLC	F	159	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	39
2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
2027-022C	Egret on Union	Pinellas	Kenneth Naylor	Egret on Union Development, LLC; HOP-	F	88	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	4

RFA 2026-202 All Applications Received

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-023C	Pinnacle Manor	Pinellas	David O. Deutch	Pinnacle Communities II, LLC	F	76	\$3,200,000	Y	1	N		Y	N	N	15	Y	B	Y	N	2	Y	Y	11
2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation	F	130	\$3,500,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
2027-025C	Washington Commons	Pinellas	Brett Green	Archway Washington Commons Developer, LLC	F	84	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	10
2027-026C	Palm Bluff Commons	Pinellas	Brett Green	Archway Palm Bluff Developer, LLC	F	92	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	27
2027-027C	Skyway Palms	Pinellas	Brett Green	Archway Skyway Palms Developer, LLC	F	80	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	18
2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	Y	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-030C	Madison Trails	Pinellas	Patrick E. Law	ARD Madison Trails, LLC; New South Residential, LLC	F	90	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	31
2027-031C	Madison Pines	Orange	Patrick E. Law	ARD Madison Pines, LLC; New South Residential, LLC	F	112	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	21
2027-032C	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	F	80	\$2,400,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	28
2027-033C	Benschley Manor	Orange	N. Dwayne Gray	Benschley Manor Developer, LLC	E, Non-ALF	100	\$3,499,000	Y	1	Y	Wendover	N	N	N	15	Y	A	Y	N	2	Y	Y	16
2027-034C	District Lofts	Orange	Matthew A. Rieger	HTG Harmony Developer, LLC	F	88	\$3,499,412	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	32
2027-035C	Trailside Estates I	Pinellas	Nikul A. Inamdar	Sage Pointe Developer, LLC	F	94	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	29
2027-036C	New Life Seniors	Orange	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	E, Non-ALF	85	\$2,970,074	Y	1	Y	N/A	N	N	N	15	Y	A	Y	N	2	N	Y	9
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20
2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30

RFA 2026-202 All Applications Received

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-041C	Monroe Crossings	Pinellas	Joseph J. Chambers	HP Capital Monroe Development, LLC; Calston Monroe Developer, LLC; HOP-Targeted Opportunities in Time, LLC	F	128	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	2	Y	Y	1
2027-043C	RPV Parcel E1	Hillsborough	Daniel Coakley	RPV Parcel E1 Developer, LLC	E, Non-ALF	100	\$3,500,000	Y	1	N		N	N	N	15	Y	A	Y	N	2	Y	Y	44

Ineligible Applications

2027-004C	Roseland Gardens Phase II	Palm Beach	Darren Smith	SHAG Roseland Gardens Phase II Developer, LLC; Magnolia Affordable Development, Inc.	F	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	35
2027-009C	Grove Manor Phase III	Polk	Darren Smith	SHAG Grove Manor Phase III Developer, LLC; LWHA Development, LLC	F	82	\$3,000,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	5
2027-028C	Liberty Landing	Hillsborough	Michael Ruane	Heartland Development Group LLC; CORE Liberty Landing Developer LLC	F	80	\$2,950,000	N	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	40
2027-038C	Destiny Place	Polk	Scott Macdonald	Blue DP Developer, LLC ; Trinity Developer, LLC	F	96	\$3,000,000	N	1	N		N	N	N	10	Y	A	N	Y	1	Y	Y	23
2027-042C	Fern Grove Phase Three	Orange	Scott Zimmerman	BDG Fern Grove Phase Three Developer, LLC	E, Non-ALF	129	\$3,500,000	N	1	N		N	N	N	15	Y	A	Y	Y	1	Y	Y	14
2027-075C*	Villas of Clear Lake	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; Lift Orlando Community Development, LLC	E, Non-ALF	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	N	N	2	Y	Y	8

*Due to an internal numbering issue, this Application was not assigned a sequential number and was instead assigned #2027-075C.

RFA 2026-202 Review Committee Recommendations

Total HC Available for RFA	33,633,880
Total HC Allocated	32,129,000
Total HC Remaining	1,504,880

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Tier Status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
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One Application proposing a Development located in Broward County that qualifies for the GAO / SADDA Goal, with preference that it also qualifies for the LGAO Designation

2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
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One Application proposing a Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30
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One Application proposing a Development located in Broward County that qualifies for the LGAO Goal

2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
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One Application proposing a Development located in Duval County that qualifies for the LGAO Goal

2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
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One Application proposing a Development located in Hillsborough County that qualifies for the LGAO Goal

2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	130	\$3,500,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
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One Application proposing a Development located in Orange County that qualifies for the LGAO Goal

none

One Application proposing a Development located in Palm Beach County that qualifies for the LGAO Goal

2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ Development LLC	F	86	\$3,100,000	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
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One Application proposing a Development located in Polk County that qualifies for the LGAO Goal

none

Additional Applications if necessary to ensure that all counties received a certain number of awards

2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	75	\$3,000,000	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2

Additional awards in Hillsborough, Orange, and Palm Beach County

2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20

RFA 2026-202 Ranked Waiting List

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-041C	Monroe Crossings	Pinellas	Joseph J. Chambers	HP Capital Monroe Development, LLC; Calston	F	128	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	2	Y	Y	1

RFA 2026-203 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																						
2027-044C	Heritage at Gratigny Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	22
2027-045C	Heritage at Palmetto Ridge	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	86	\$3,800,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	31
2027-046C	Residences at Metro Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	90	\$3,800,000	1	N		N	Y	1	N	15	Y	B	Y	2	Y	Y	15
2027-047C	David M. Pemberton Senior Residences	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	133	\$3,700,000	1	Y	N/A	N	Y	1	N	15	Y	A	Y	2	Y	Y	18
2027-048C	Axis at Aventura	Miami-Dade	Matthew A. Rieger	HTG Axis Developer, LLC	F	106	\$3,799,412	1	N		Y	Y	1	N	15	Y	A	Y	2	Y	Y	8
2027-049C	Legacy Park Family	Miami-Dade	Mario A. Sariol	Legacy Park Family Developer, LLC	F	115	\$3,799,000	1	N		Y	Y	1	Y	15	Y	A	Y	1	Y	Y	12
2027-050C	Artisan Pointe Phase II	Miami-Dade	Matthew A. Rieger	HTG Artisan II Developer, LLC	E, Non-ALF	103	\$3,799,412	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	16
2027-051C	Coconut Palm	Miami-Dade	Matthew A. Rieger	HTG Coconut Palm Developer, LLC	F	106	\$3,799,412	1	N		Y	Y	1	N	15	Y	A	Y	2	Y	Y	25
2027-052C	Pinnacle at Southland Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	100	\$3,700,000	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	2
2027-053C	Cannery Row at Redlands Crossing Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	9

RFA 2026-203 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-054C	Pinnacle Central	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	98	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	5
2027-055C	Legacy Park Senior	Miami-Dade	Mario A. Sariol	Legacy Park Senior Developers, LLC	E, Non-ALF	115	\$3,800,000	1	N		N	Y	1	Y	15	Y	A	Y	2	Y	Y	14
2027-056C	Harvest Point Senior Phase III	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$2,750,000	1	Y	N/A	N	N	N/A	N	15	Y	A	Y	2	Y	Y	30
2027-057C	Villa Esperanza II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,800,000	1	N		Y	N	N/A	N	15	Y	A	Y	2	Y	Y	1
2027-058C	Metro Grande I	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	7
2027-059C	Culmer Place on 8th	Miami-Dade	Kenneth Naylor	Culmer Place on 8th Development, LLC	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	17
2027-060C	Perrine Village IV	Miami-Dade	Kenneth Naylor	Perrine Development IV, LLC	F	92	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	11
2027-061C	Twenty-Seven North	Miami-Dade	Kenneth Naylor	Twenty-Seven North Development, LLC	F	94	\$3,800,000	1	N		Y	Y	2	N	15	Y	A	Y	2	Y	Y	10
2027-062C	Gwen Cherry Phase I	Miami-Dade	David Burstyn	Magasi Redwood GC Developer I, LLC	E, Non-ALF	100	\$2,820,000	1	Y	Magasi	N	N	N/A	N	15	Y	A	Y	2	Y	Y	4
2027-063C	Gwen Cherry Phase II	Miami-Dade	David Burstyn	Magasi Redwood GC Developer II, LLC	F	75	\$1,750,000	1	Y	Magasi	N	N	N/A	N	15	Y	A	Y	2	Y	Y	20
2027-064C	Quail Roost Station IV	Miami-Dade	Kenneth Naylor	Quail Roost IV Development, LLC	F	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	27
2027-065C	Quail Roost Station III	Miami-Dade	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	21
2027-066C	Moody Village South	Miami-Dade	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,800,000	2	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	3
2027-067C	Heritage Village North	Miami-Dade	Kenneth Naylor	Heritage Village North Development, LLC	F	100	\$3,800,000	2	N		N	Y	2	N	10	Y	A	Y	2	Y	Y	6
2027-068C	Culmer Gardens on 4th	Miami-Dade	Kenneth Naylor	APC Culmer Development IV, LLC	F	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	28
2027-069C	Annie Coleman Phase I	Miami-Dade	David Burstyn	Magasi Redwood AC Developer I, LLC	F	180	\$3,800,000	1	Y	Magasi	N	Y	1	N	15	Y	A	Y	2	Y	Y	29
2027-070C	Cabana Club Senior	Miami-Dade	Thom Amdur	Cabana Club Senior Developer LLC	E, Non-ALF	100	\$3,400,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	19

RFA 2026-203 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD designated SADDAs Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-071C	Ekos Little Havana	Miami-Dade	Christopher L. Shear	MHP Little Havana Developer, LLC; HEARTLAND HOUSING PARTNERS LLC	E, Non-ALF	106	\$3,800,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	23
2027-072C	Ekos Cauley Point	Miami-Dade	Christopher L. Shear	MHP Miami-Dade I Developer, LLC	F	99	\$3,500,000	1	N		Y	N	N/A	N	15	Y	A	Y	2	Y	Y	26
2027-073C	Flagler Villas Phase Two	Miami-Dade	Alberto Milo, Jr.	5350 Flagler Street Developer, LLC	E, Non-ALF	98	\$3,000,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	24
2027-074C	The Grove House	Miami-Dade	Kareem Brantley	Integral Florida LLC	F	145	\$3,800,000	1	Y	N/A	Y	Y	1	N	15	Y	A	Y	2	Y	Y	13

RFA 2026-203 Review Committee

Recommendations

Total HC Available for RFA	10,935,850
Total HC Allocated	11,298,412.00
Total HC Remaining	(362,562)

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD- designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

2027-049C	Legacy Park Family	Miami-Dade	Mario A. Sariol	Legacy Park Family Developer, LLC	F	115	\$3,799,000	1	N		Y	Y	1	Y	15	Y	A	Y	1	Y	Y	12
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

Met above

One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2027-052C	Pinnacle at Southland Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	100	\$3,700,000	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	2
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Additional Applications if less than three Applications selected

2027-050C	Artisan Pointe Phase II	Miami-Dade	Matthew A. Rieger	HTG Artisan II Developer, LLC	E, Non-ALF	103	\$3,799,412	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	16
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RFA 2026-203 Ranked Waiting List

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding	Florida Job Creation Preference	Lottery Number
2027-055C	Legacy Park Senior	Miami-Dade	Mario A. Sariol	Legacy Park Senior Developers, LLC	E, Non-ALF	115	\$3,800,000	Y	1	N		N	Y	1	Y	15	Y	A	Y	2	Y	Y	14

RFA 2026-108 - Applications Received

Application Number	Name of Development	County	County Size	Name of Developer	Dev Category	Dev Type	Demo	Units	Eligible SAIL Request Amount	Priority Status	Tier level	Previous Submission Preference	Operating Permanent Supportive Housing Experience Points Preference	Accessibility Preference	Rental Assistance History Preference	Supportive Services Funding History Preference	Qualifying Financial Assistance Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																					
2027-150S	Dave's House at Celery	Seminole	M	Dave's House, Inc.; CASL Developer, LLC	NC	DX	PSN	16	\$5,800,000	1	1	Y	N	Y	Y	Y	Y	\$362,500	Y	Y	1

Total SAIL Funding	9,000,000
Total SAIL Allocated	5,800,000
Total SAIL Remaining	3,200,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Cat	Dev Type	Demo	Units	Eligible SAIL Request Amount	Eligible For Funding?	Priority Status	Tier level	Operating/ Managing Permanent Supportive Housing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	Rental Assistance History Preference	Supportive Services Funding History Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
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Small or Medium County Application, with a preference for a Tier 1 Application

2027-150S	Dave's House at Celery	Seminole	M	Ellen O'Connor	Dave's House, Inc.; CASL Developer, LLC	NC	DX	PSN	16	\$5,800,000	Y	1	1	N	Y	Y	Y	Y	\$362,500	Y	Y	1
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Large County Application, with a preference for a Tier 1 Application

None

Additional PSN Applications

None