

# Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC  
1400 Village Square Blvd., Ste 3-231  
Tallahassee, Florida 32312

T: (850) 345-8251  
[Mdaughton@mmd-lawfirm.com](mailto:Mdaughton@mmd-lawfirm.com)  
[www.mmd-lawfirm.com](http://www.mmd-lawfirm.com)

**Via Email**  
**January 27, 2021**

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

RECEIVED

JAN 27 2021 12:31 PM

FLORIDA HOUSING  
FINANCE CORPORATION

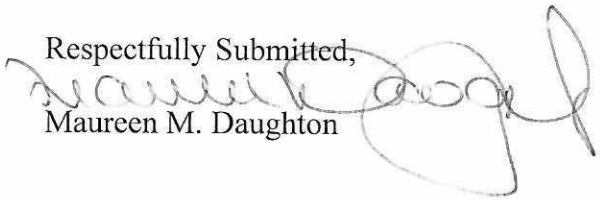
**RE: Notice of Intent to Protest, Request for Applications (RFA) 2020-205 Proposed  
Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Astoria, Ltd., Application No. 2021-197BSN, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2020-205 posted by Florida Housing Finance Corporation on January 22, 2021, at 2:55pm concerning *Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached).

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

Respectfully Submitted,

  
Maureen M. Daughton

Cc Hugh Brown, General Counsel

RFA 2020-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,575,936.00
Family Demographic Funding Balance Available	659,341.00
Elderly Demographic Funding Balance Available	927,595.00
Self-Sourced Applicant Funding Balance	MERGED
NonSelf-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	1,575,936.00
Large County Funding Balance Available	1,575,936.00

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

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	-------------	---------------------------------	----------------------	-------------------------	-----------------------	--------------	--	------------------	------------------------------	----------------------------------	--------------------------------------	---------------------------------	----------------

Two Elderly/Large County New Construction Applications

2021-2156N	Older Meadows Palm Beach	L	GLD	Joseph Glicksman	Garf Meadows, LLC/McClady Senior Housing Corporation - Palm Beach Housing Authority - Member	NC	E, Non AIF	3,000,000	600,000	3,600,000	Y	N	132	25	Y	1	Y	Y	Y	Y	Y	72
2021-2155N	Fulham Terrace Hialeah	L	GLD	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E, Non AIF	4,000,000	600,000	4,600,000	Y	N	116	25	Y	3	Y	Y	Y	Y	Y	18

Three Family/Large County New Construction Applications

2021-2215	Cutler Manor II Miami Dade	L	GLD	Aaron Gorenstein	Prevention of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	Y	6
2021-1998SN	University Station Broward	L	GLD	Matthew A. Reiser	University Station Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-2448S	Princeton Crossing Miami Dade	L	GLD	Lewis V. Szwary	45 Development Corp.; Lewis V. Szwary	NC	F	4,020,000	600,000	4,620,000	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38

One Elderly/Medium County New Construction Application

2021-2468S	Cardinal at Hacienda Lakes Collier	M	SM	Christopher L. Shear	MHR EVI Developer, LLC/CRF II Developer VII, LLC	NC	E, Non AIF	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
------------	------------------------------------	---	----	----------------------	--	----	------------	-----------	---------	-----------	---	---	-----	----	---	---	---	---	---	---	---	---

Two Family/Medium County New Construction Applications

2021-238S	Nathan Ridge Clay	M	SM	Jama R. Hoover	TYC Development, Inc.	NC	F	5,675,000	5,675,000	11,350,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-2328S	St. Peter Claver Place Phase I Lee	M	SM	Eric C. Wilder	National Development of America, Inc.; St. Peter Claver Developer, Inc.; CHIA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

Small County Application(s)

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

Medium County Application(s)

2021-2518S	The Willows Saint Lucie	M	SM	Clifton E. Phillips	Roundstone Development, LLC	NC	E, Non AIF	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-2068S	Reverend Pointe Ocala	M	SM	Scott Zimmerman	BQD Reverend Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-2655N	Somerset Landings Seminole	M	SM	Jonathan L. Wolf	Somerset Landings Developer, LLC/SHL Development, LLC	Review	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85

Large County Application(s)

2021-2656S	Stadium Towers Miami Dade	L	SM	Lewis V. Szwary	RC Development Corp.; Lewis V. Szwary	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-2038SN	Fern Grove Apartments Orange	L	SM	Scott Zimmerman	BQD Fern Grove Developer, LLC	NC	E, Non AIF	5,400,000	600,000	6,000,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	76
2021-2128SN	Tribuna Phase I Broward	L	SM	Matthew A. Reiser	HGT Tribuna Villa Developer, LLC Building Better Communities, Inc.	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-2698SN	Southeast Royal Cape Palm Beach	L	SM	Jonathan L. Wolf	Southeast Commons Property Developer, LLC	NC	F	7,000,000	600,000	7,600,000	N	N	195	25	Y	3	Y	Y	Y	Y	Y	32
2021-2155S	Palms Blush Palm Beach	L	SM	Darren J. Smith	SHAD Stand Cove, LLC/Dary Housing Group, Inc.	NC	F	3,000,000	600,000	3,600,000	N	N	54	25	Y	4	Y	Y	Y	Y	Y	2

On January 23, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendations to select the above applications for funding and invite the applicants to enter credit underwriting.

Any unsuccessful applicant may file a motion of protest and a formal written protest in accordance with section 120.57(3), Fla. Stat., Rule Chapter 28.110, F.A.C., and Rule 67.60-009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-19085N	The Grove	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc	NC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	31,175,751	1,656,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71
2021-19185N	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	Y	N	130	25	Y	5	Y	Y	Y	Y	90
2021-19285N	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	13,050,000	786,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	10
2021-19385N	Bland View	Palm Beach	L	Matthew A. Rieger	HTG Bland View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	37
2021-19485N	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NC	E, Non-AIF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	3
2021-19585N	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-AIF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9
2021-19685N	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	Y	N	96	25	Y	4	Y	Y	N	Y	54
2021-19785N	Ascopia on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	16,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	17
2021-19885N	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	Y	N	194	25	Y	1	Y	Y	Y	Y	52
2021-19985N	University Station	Broward	L	Matthew A. Rieger	University Station Developer, LLC	NC	NC	F	6,309,360	600,000	6,909,360	42,000,000	2,250,000	Y	Y	N	216	25	Y	1	Y	Y	Y	Y	81
2021-20085N	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Gaulds Developer, LLC	NC	NC	E, Non-AIF	4,810,000	600,000	5,410,000	28,000,000	1,550,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	53
2021-20185N	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	Y	N	133	25	Y	2	Y	Y	Y	Y	22
2021-20285	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in Fl as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	Y	N	142	25	Y	4	Y	Y	Y	Y	33
2021-20385N	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E, Non-AIF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26
2021-20885N	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developer, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	Y	N	86	25	Y	5	Y	Y	Y	Y	31
2021-20885	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	Y	N	192	25	Y	3	Y	Y	Y	Y	15
2021-20785N	Tallman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-AIF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69
2021-20885N	The Arbors at Vailhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in Fl as Southport Development Services, Inc.	NC	NC	F	4,250,000	600,000	4,850,000	785,000	785,000	Y	Y	N	84	25	Y	5	Y	Y	Y	Y	74
2021-20985*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	Y	N	84	25	Y	5	Y	Y	Y	Y	21
2021-21085	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in Fl as Southport Development Services, Inc.	NC	NC	F	5,860,000	600,000	6,460,000	14,500,000	988,000	Y	Y	N	128	25	Y	5	Y	Y	Y	Y	49
2021-21285N	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,320,000	600,000	2,920,000	17,000,000	815,000	Y	Y	N	80	25	Y	1	Y	Y	Y	Y	48
2021-21385N	Villa Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexandria Developer, LLC	NC	NC	E, Non-AIF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79
2021-21485N	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	NC	E, Non-AIF	5,999,500	600,000	6,599,500	13,000,000	855,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40
2021-2165N	Quiet Meadows	Palm Beach	L	Joseph Gluckman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-AIF	3,000,000	600,000	3,600,000	1,328,132	1,328,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72
2021-2175N	Autumn Ridge	Palm Beach	L	Margaret C Perez	Landmark Development Corp., Magnolia Affordable Development, Inc.	NC	NC	E, Non-AIF	5,650,000	600,000	6,250,000	973,000	973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	12

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2185N	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000		765,906	Y	N	N	108	25	Y	5	Y	Y	Y	Y	60
2021-2195N	Coleman Park Renaissance	Palm Beach	L	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,960,000	571,300	3,531,300		418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	78
2021-2205M	Oakwood Preserve	Leon	M	Matthew A. Reber	HTG Oakwood Developer, LLC	NC	NC	E, Non-AIF	5,999,999	600,000	6,599,999	13,000,000	903,887	Y	Y	N	120	20	Y	5	Y	Y	Y	Y	61
2021-2215	Gutter Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,202,958	Y	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2225S	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,434	Y	N	N	136	25	Y	2	Y	Y	Y	Y	51
2021-2235S	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSID Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000		565,904	Y	N	N	54	25	Y	4	Y	Y	Y	Y	2
2021-2265	Hilcrest Reserve	Polk	M	Darren J. Smith	PDG Hilcrest Reserve, LLC; WHHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200		596,637	Y	N	N	80	25	Y	5	Y	Y	Y	Y	45
2021-2275	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SGHA Developer, LLC	NC	NC	F	3,560,000	514,400	4,054,400		493,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	73
2021-2295S	Misty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	13,000,000	1,130,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	58
2021-2305N	Calusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,880,000	600,000	7,480,000	15,000,000	1,040,000	Y	N	N	140	25	Y	5	Y	Y	Y	Y	5
2021-2315N	Waterview Preserve Orange	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	12,500,000	908,381	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	64
2021-2325S	Residences at SOMI Parc	Miami-Dade	L	Alberto Millo, Jr.	Residences at SOMI Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,504,395	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	36
2021-2335N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HMCMB Development, LLC	NC	NC	F	3,351,600	600,000	4,131,600	16,500,000	872,273	Y	N	N	109	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Opa-Locka	Miami-Dade	L	Robert G Hoskins	Nurlock Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000		1,714,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	83
2021-2355N	Hermosa Fort Meyers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Rental Development Group, LLC	NC	NC	E, Non-AIF	5,350,000	600,000	5,950,000	9,700,000	675,062	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Magnolia Family II	Leon	M	James S Graulley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	n/a	1,782,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	27
2021-2375N	River Trail Apartments	Palm Beach	L	Matthew A. Reber	HTG Ridge Developer, LLC	NC	NC	E, Non-AIF	6,999,000	600,000	7,599,000	18,300,000	879,620	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	80
2021-2385N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	11
2021-2395N	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,841,166	Y	N	N	240	25	Y	1	Y	Y	Y	Y	50
2021-2405N	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,850,000	600,000	6,450,000	29,200,000	1,718,014	Y	N	N	200	25	Y	2	Y	Y	Y	Y	24
2021-2425S	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	E, Non-AIF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	46
2021-2435S	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	E, Non-AIF	3,000,000	600,000	3,600,000	14,000,000	876,608	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	66
2021-2445S	Princeton Crossings	Miami-Dade	L	Lewis V Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	N	Y	150	25	Y	2	Y	Y	Y	Y	38
2021-2455S	Stadium Towers	Miami-Dade	L	Lewis V Swezy	NS Development Corp.; Lewis V. Swezy	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	67
2021-2465S	Cadenza at Hacienda Lakes	Collier	M	Christopher L Sheer	MHP FL VII Developer, LLC; CORE FL Developer VIII, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	8

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-24788N	Quail Root Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Root V Development, LLC	NC	NC	E, Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,238,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41
2021-2488S	Corcove Estates	Miami-Dade	L	Lewis V Swazy	RC Development Corp.; Lewis V. Swazy	NC	NC	F	5,188,000	600,000	5,788,000	30,000,000	1,084,524	Y	Y	N	190	25	Y	1	Y	Y	Y	Y	63
2021-2498S	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	Y	N	144	25	Y	4	Y	Y	N	Y	65
2021-2590S	Magnolia Senior	Leon	M	James S Graulery	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	E, Non-ALF	4,900,000	600,000	5,500,000	n/a	918,582	Y	Y	N	110	25	Y	4	Y	Y	Y	Y	20
2021-2518S	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	15
2021-2535N	Fulham Terrace	Hillborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	NC	E, Non-ALF	4,000,000	600,000	4,600,000		1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-25388N	Ardor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	NC	E, Non-ALF	5,810,714	600,000	6,410,714	15,000,000	962,570	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89
2021-25488N	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	12,400,000	652,633	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82
2021-2555N	Somerset Landings	Seminole	M	Jonathan L Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	NC	F	2,800,000	600,000	3,400,000		1,030,245	Y	Y	N	84	25	Y	3	Y	Y	Y	Y	85
2021-25785N	Fits at Baldwin Park	Leon	M	Brett Green	Fits at Baldwin Park Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	11,900,000	841,794	Y	Y	N	120	25	Y	4	Y	Y	N	Y	56
2021-2588S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	NC	F	5,675,000		5,675,000		929,084	Y	Y	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-25988N	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer, LLC; Douglas Gardens IV Developer, LLC	NC	NC	E, Non-ALF	6,710,714	600,000	7,310,714	31,750,000	1,507,920	Y	Y	Y	200	25	Y	2	Y	Y	Y	Y	13
2021-2608S	Aria Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	NC	NC	F	6,000,000	600,000	6,600,000	14,000,000	862,000	Y	Y	N	96	25	Y	5	Y	Y	Y	Y	34
2021-26288N	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	NC	F	3,000,000	600,000	3,600,000	15,000,000	914,311	Y	Y	N	120	25	Y	1	Y	Y	Y	Y	86
2021-2639S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E, Non-ALF	6,980,000	600,000	7,580,000		790,000	Y	Y	Y	100	25	Y	5	Y	Y	Y	Y	68
2021-2648S	Pinacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	Y	N	119	25	Y	2	Y	Y	Y	Y	35
2021-2655N	Dunedin Senior	Pinellas	L	Timothy M. Moran	JIC Florida Development, LLC	NC	NC	E, Non-ALF	4,970,000	592,000	5,562,000		575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-26688N	The Avalon	Hillborough	L	Christopher L Shear	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	6,610,714	600,000	7,210,714	17,500,000	971,556	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25
2021-2678S	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	44
2021-26888N**	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	587,300	5,347,300	9,250,000	658,603	Y	Y	N	68	25	Y	5	Y	Y	N	Y	14
2021-2695N	Southwick Commons	Orange	L	Jonathan L Wolf	Southwick Commons Property Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000		2,131,814	Y	Y	N	195	25	Y	3	Y	Y	Y	Y	32
2021-2705	Metrol Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	NC	E, Non-ALF	3,600,000	600,000	4,200,000		1,111,675	Y	Y	N	94	25	Y	3	Y	Y	Y	Y	43
2021-27185N	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	NC	F	3,264,000	600,000	3,864,000	14,000,000	811,578	Y	Y	N	102	25	Y	3	Y	Y	Y	Y	39
2021-27285N	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	NC	E, Non-ALF	5,999,500	550,800	6,550,300	12,900,000	835,548	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	84
2021-2735	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	4,800,000	600,000	5,400,000		1,379,842	Y	Y	N	120	25	Y	3	Y	Y	Y	Y	57
2021-2785	Edison Towers Apartments	Miami-Dade	L	Carol A Gardner	Tricity Economic Development Corporation, Inc.	R	R	E, Non-ALF	4,500,000	600,000	5,100,000		842,128	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-2795N	Summerfield Senior Apartments	Hillborough	L	Paula M Rhodes	InVicus Development, LLC; ADC Communities II, LLC	NC	NC	E, Non-ALF	6,615,000	600,000	7,215,000	N/A	706,685	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2048SN	Barnett Villas	Orange	L	Scott Zimmerman	BDG BarnettVillas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	N	N	160	25	Y	Y	Y	Y	Y	Y	88
2021-211SN	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	RGC Phase I Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,039	N	N	N	299	25	Y	Y	Y	Y	Y	Y	19
2021-2158S	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	729,503	N	N	N	120	25	Y	Y	Y	Y	Y	Y	76
2021-224S	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHFF Florida Developer, LLC; AHC Development, LLC	NC	NC	E, Non-ALF	3,141,555	472,800	3,614,455		592,556	N	Y	N	80	25	Y	Y	Y	Y	Y	Y	77
2021-2285N	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		828,154	N	Y	N	120	25	Y	Y	Y	Y	N	Y	70
2021-2418S	Wynwood 21 Apartments	Miami-Dade	L	Eugene Schneur	Florida Wynwood Apartments, LLC	NC	NC	F	4,500,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y	Y	Y	Y	Y	Y	47
2021-256S	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,051,667	N	N	N	150	20	Y	Y	Y	Y	Y	Y	62
2021-2618SN	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Millo, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000	14,800,000	726,339	N	Y	N	77	25	Y	Y	Y	Y	Y	Y	55
2021-2748SN	Bethany Gardens Apartments	Bay	M	Greg Hess	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,569	N	N	N	160	10	Y	Y	Y	Y	Y	Y	4
2021-2758SN	Horrora North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y	Y	Y	N	Y	Y	23
2021-2768SN	Orange on 14th Street	Manatee	M	Jarret M. Stringfellow	Gorman & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,232,484	N	Y	N	191	25	Y	Y	Y	N	Y	Y	7
2021-277S	3611/3621 Cleveland Avenue	Lee	M	Marcia Davis	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	NC	F	5,903,000	401,000	6,304,000	-	637,313	N	N	N	90	25	Y	Y	Y	Y	Y	Y	30

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

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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