



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

ATTORNEYS:
TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
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OF COUNSEL:
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January 27, 2021

RECEIVED

Via E-mail

JAN 27 2021 10:20 AM

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2020-205 SAIL Financing of Affordable Housing
Notice of Protest by JIC Dunedin Senior, LLC
Applicant for Application No. 2021-265SN, Dunedin Senior

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, JIC Dunedin Senior, LLC ("Dunedin Senior"), Applicant for Application No. 2021-265SN in RFA 2020-205, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2020-205, as approved by the Corporation's Board of Directors on Friday, January 22, 2021. These spreadsheets were posted on the Corporation's website on Friday, January 22, 2021, at 2:55 p.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Dunedin Senior will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302
Email: cbryant@ohfc.com
Counsel for JIC Dunedin Senior, LLC
Applicant for Application No. 2021-265SN

cc: Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org)
Chris McGuire, Assistant General Counsel (Chris.Mcguire@floridahousing.org)
Betty Zachem, Assistant General Counsel (Betty.zachem@floridahousing.org)

RFA 2020-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,575,936.00
Family Demographic Funding Balance Available	653,341.00
Elderly Demographic Funding Balance Available	922,595.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

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

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

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

2021-216SN	Quiet Meadows	Palm Beach	L	Joseph Glucksman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	N	132	25	Y	1	Y	Y	Y	Y	Y	72
2021-252SN	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E, Non-ALF	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

2021-221S	Cutler Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	Y	6
2021-199BSN	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-244BS	Princeton Crossings	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	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

2021-246BS	Cadenza at Hacienda Lakes	Collier	M	Christopher L Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
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Two Family Medium County New Construction Applications

2021-258S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	F	5,675,000		5,675,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-222BS	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	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

RFA 2020-205 Board Approved Preliminary Awards

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

2021-209BS*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
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Medium County Application(s)

2021-251BS	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-206BS	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood 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
2021-255SN	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	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)

2021-245BS	Stadium Towers	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-203BSN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-212BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas 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
2021-269SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick 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
2021-225S	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray 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 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, 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	EI Request	Total SAIL Request (SAIL + EI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																										
2021-190BSN	The Grove	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	31,175,751	1,656,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	Y	71
2021-191BSN	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	Y	90
2021-192BSN	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,050,000	786,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	Y	10
2021-193BSN	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	Y	37
2021-194BSN	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NC	E, Non-ALF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	Y	3
2021-195BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-ALF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	Y	9
2021-196BS	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	Y	54
2021-197BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	16,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	Y	17
2021-198BSN	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	Y	52
2021-199BSN	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	NC	F	6,309,360	600,000	6,909,360	42,000,000	2,250,000	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-200BSN	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	E, Non-ALF	4,810,000	600,000	5,410,000	28,000,000	1,550,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	Y	53
2021-201BSN	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	Y	22
2021-202BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	Y	33
2021-203BSN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-205BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	Y	31
2021-206BS	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-207BSN	Tallman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-ALF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	Y	69
2021-208SN	The Arbors at Valhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	4,250,000	600,000	4,850,000		785,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	Y	74
2021-209BS*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21

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/Rehev 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
2021-210BS	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,860,000	600,000	6,460,000	14,500,000	988,000	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49
2021-212BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,320,000	600,000	2,920,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-213BSN	Villa Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexandria Developer, LLC	NC	NC	E, Non-ALF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79
2021-214BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	NC	E, Non-ALF	5,998,500	600,000	6,598,500	13,000,000	855,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40
2021-216SN	Quiet Meadows	Palm Beach	L	Joseph Glucksman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000		1,328,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72
2021-217SN	Autumn Ridge	Palm Beach	L	Margaret C Perez	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	NC	E, Non-ALF	5,650,000	600,000	6,250,000		973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	12
2021-218SN	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
2021-219SN	Coleman Park Renaissance	Palm Beach	L	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,940,000	571,300	3,511,300		418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	78
2021-220BSN	Oakwood Preserve	Leon	M	Matthew A. Rieger	HTG Oakwood Developer, LLC	NC	NC	E, Non-ALF	5,999,990	600,000	6,599,990	15,000,000	903,887	Y	Y	N	120	20	Y	5	Y	Y	Y	Y	61
2021-221S	Cutler Manor II	Miami-Dade	L	Aaron Gornstein	Preservaton 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
2021-222BS	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
2021-223BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	59
2021-225S	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
2021-226S	Hillcrest Reserve	Polk	M	Darren J. Smith	PDG Hillcrest 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
2021-227S	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SCHA Developer, LLC	NC	NC	F	3,540,000	514,400	4,054,400		493,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	73
2021-229BS	Misty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	58

RFA 2020-205 – Board Approved Scoring Results

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2021-230BSN	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	Y	5
2021-231BSN	Waterview Preserve	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	12,500,000	908,381	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	Y	64
2021-232BS	Residences at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Residences at SoMi Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,904,395	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	Y	36
2021-233BSN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	16,500,000	872,273	Y	N	N	109	25	Y	2	Y	Y	Y	Y	Y	42
2021-234S	Residences at Opa-Locka	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000		1,714,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	Y	83
2021-235BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	E, Non-ALF	5,350,000	600,000	5,950,000	9,700,000	675,062	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	Y	29
2021-236S	Magnolia Family II	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	n/a	1,262,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	Y	27
2021-237BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	NC	E, Non-ALF	6,999,000	600,000	7,599,000	18,300,000	879,620	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	Y	80
2021-238BSN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	Y	11
2021-239BSN	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	Y	50
2021-240BSN	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	Y	24
2021-242BS	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	Y	46
2021-243BS	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	14,000,000	876,808	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	Y	66
2021-244BS	Princeton Crossings	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38
2021-245BS	Stadium Towers	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-246BS	Cadenza at Hacienda Lakes	Collier	M	Christopher L Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
2021-247BSN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	NC	E, Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,238,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	Y	41
2021-248BS	Cordova Estates	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	5,168,000	600,000	5,768,000	30,000,000	1,084,524	Y	N	N	190	25	Y	1	Y	Y	Y	Y	Y	63
2021-249BS	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	Y	65
2021-250S	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	Y	20

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/Rehev or Rehab for goals?	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	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
2021-251BS	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	16
2021-252SN	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	NC	E, Non-ALF	4,000,000	600,000	4,600,000		1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-253BSN	Arbor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	NC	E, Non-ALF	5,810,714	600,000	6,410,714	15,000,000	962,520	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89
2021-254BSN	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
2021-255SN	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	NC	F	2,800,000	600,000	3,400,000		1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-257BSN	Flats at Baldwin Park	Leon	M	Brett Green	Flats 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	N	N	120	25	Y	4	Y	Y	N	Y	56
2021-258S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	NC	F	5,675,000		5,675,000		929,084	Y	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-259BSN	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer LLC; Douglas Gardens IV Developer, LLC	NC	NC	E, Non-ALF	6,710,714	600,000	7,310,714	31,750,000	1,907,920	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	13
2021-260BS	Aria Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	NC	NC	F	6,000,000	600,000	6,600,000	14,000,000	862,000	Y	N	N	96	25	Y	5	Y	Y	Y	Y	34
2021-262BSN	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	N	N	120	25	Y	1	Y	Y	Y	Y	86
2021-263S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E, Non-ALF	6,960,000	600,000	7,560,000		790,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68
2021-264BS	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	N	N	119	25	Y	2	Y	Y	Y	Y	35
2021-265SN	Dunedin Senior	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	NC	E, Non-ALF	4,970,000	592,000	5,562,000		575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-266BSN	The Avalon	Hillsborough	L	Christopher L Shear	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	6,610,714	600,000	7,210,714	17,500,000	971,556	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25
2021-267BS	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-268BSN**	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	587,300	5,347,300	9,250,000	658,603	Y	N	N	68	25	Y	5	Y	Y	N	Y	14
2021-269SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000		2,131,814	Y	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021-270S	Metro 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	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-271BSN	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	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-272BSN	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
2021-273S	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	4,800,000	600,000	5,400,000		1,329,842	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57

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
2021-278S	Edison Towers Apartments	Miami-Dade	L	Carol A Gardner	Tacolcy Economic Development Corporation, Inc.	R	R	E, Non-ALF	4,500,000	600,000	5,100,000		842,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-279SN	Summerfield Senior Apartments	Hillsborough	L	Paula M Rhodes	InVictus 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	
Ineligible Applications																										
2021-204BSN	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	160	25	Y		Y	Y	Y	Y	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	19	
2021-215BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y		Y	Y	Y	Y	76	
2021-224S	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	NC	E, Non-ALF	3,141,655	472,800	3,614,455		592,556	N	Y	N	80	25	Y		Y	Y	Y	Y	77	
2021-228SN	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		828,154	N	Y	N	120	25	Y		Y	Y	N	Y	70	
2021-241BS	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	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	62	
2021-261BSN	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Milo, 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	55	
2021-274BSN	Bethany Gardens Apartments	Bay	M	Greg Hoss	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,569	N	N	N	160	10	Y		Y	Y	Y	Y	4	
2021-275BSN	Hermosa North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y		Y	N	Y	Y	23	
2021-276BSN	Orange on 14th Street	Manatee	M	Janet M. Stringfellow	Gorman & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,232,484	N	Y	N	191	25	Y		Y	Y	N	Y	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	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.