

Maureen McCarthy Daughton, LLC

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Via Email
January 27, 2021

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

RECEIVED

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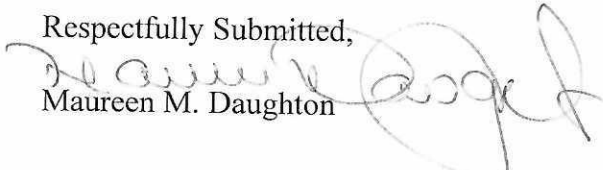
FLORIDA HOUSING
FINANCE CORPORATION

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

Dear Corporation Clerk:

On behalf of Applicant, Tallman Pines HR, Ltd. Application No. 2021-207BSN, 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

Small Funding Balance Available	1,575,936.00
Family Demographic Funding Balance Available	653,341.00
Elderly Demographic Funding Balance Available	932,656.00
Self-Sourced Applicant Funding Balance	MISCED
Non-Self-Sourced Applicant Funding Balance	MISCED

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

2021-2165N	Quiet Meadows Palm Beach		1	Joseph Gluckman	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	72
2021-2525N	Fulham Terrace	Hillsborough	1	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	18

Three Family Large County New Construction Applications

2021-2115	Curier Manor II	Miami-Dade	L	Aaron Greenstein	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-29185N	University Station	Broward	L	Matthew A. Singer	University Station Developer, Inc.	NC	F	6,300,360	600,000	6,900,360	N	Y	216	25	Y	1	Y	Y	Y	Y	81
2021-24485	Princeton Crossings	Miami-Dade	L	Lewis V. Sweeney	NC Development Corp.; Lewis V. Sweeney	NC	F	4,020,000	600,000	4,620,000	N	Y	150	35	Y	2	Y	Y	Y	Y	38

One Elderly Medium County New Construction Application

2021-24685	Centross at Herndon Lakes	Collier	M	Christopher L. Sheer	WHF P, VII Developer, LLC; CDFI II Developer VII, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	Y	N	160	35	Y	3	Y	Y	Y	Y	8
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Two Family Medium County New Construction Applications

2021-2585	Nathan Ridge	Clay	M	James R. Hoover	TYC Development, Inc.	NC	F	5,675,000		5,675,000	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-22285	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCVA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	51

Small County Application(s)

2021-20985	Sweetwater Apartments Phase II	Columbia	5	Matthew A. Riggs	Sweetwater Apartments II Developer, LLC; The Greater Lee County Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	21
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Medium County Application(s)

2021-25135	The Willows	Saint Luke	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	16
2021-20585	Rosewood Pointe	Osceola	M	Scott Zimmerman	RBC Rosewood Pointe Development, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	15
2021-2555N	Sunwest Landings	Seminole	M	Jonathan L. Wolf	Sunwest Landings Developer, LLC; SHA Development, LLC	Redev	F	2,800,000	600,000	3,400,000	N	N	94	25	Y	3	Y	Y	Y	Y	85

Large County Application(s)

2021-24585	Stardium Towers	Miami-Dade	L	Lewis V. Sweeney	HS Development Corp.; Lewis V. Sweeney	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	67
2021-20385N	Palm Grove Apartments	Orange	L	Scott Zimmerman	BOS Palm 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	26
2021-21385N	Tribune Towers Phase I	Broward	L	Matthew A. Riggs	HTG Tribune Towers Developer, LLC; Building Bar Construction, Inc.	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-2855N	Southwick Commons	Orange	L	Janelle 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	37
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAK Island Cove, LLC; Davey Housing Group, Inc.	NC	F	3,600,000	600,000	4,200,000	N	N	94	25	Y	4	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 interested applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule 67.60(2)(9), 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	1,655,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71
2021-19185N	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90
2021-19285N	Orchid Lake	Broward	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E/Non-AIF	6,000,000	600,000	6,600,000	13,950,000	786,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	10
2021-19385N	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	37
2021-19485N	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	Herrando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E/Non-AIF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9
2021-19685	Cedar Cove	Manatee	M	Shawn Wilson Rieger	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	54
2021-19785N	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E/Non-AIF	6,000,000	600,000	6,600,000	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	N	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	6,309,350	500,000	6,909,350	42,000,000	2,250,000	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	81
2021-20085N	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Gouds Developer, LLC	NC	NC	E/Non-AIF	4,810,000	600,000	5,410,000	28,000,000	1,590,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	59
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	N	N	135	25	Y	2	Y	Y	Y	Y	22
2021-20285	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33
2021-20385N	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E/Non-AIF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26
2021-20585N	Twin Lakes Estates - Phase II	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31
2021-20685	Rosewood Pointe	Oceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	N	N	192	25	Y	3	Y	Y	Y	Y	15
2021-20785N	Tallman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HK Developer, LLC; Building Better Communities, Inc.	NC	NC	E/Non-AIF	2,770,000	600,000	3,370,000	17,000,000	950,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69
2021-20885N	The Anchors 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	N	N	84	25	Y	5	Y	Y	Y	Y	74
2021-20985*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21
2021-21085	Correa Pointe	Herrando	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
2021-21285N	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	N	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	1,974,350	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79
2021-21485N	Opere Pointe II	Patco	M	Matthew A. Rieger	HTG Opere Pointe II Developer, LLC	NC	NC	E/Non-AIF	5,098,500	600,000	5,698,500	13,000,000	835,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40
2021-21685N	Quiet Meadows	Palm Beach	L	Joseph Glucksmann	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	1,370,132	1,370,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72
2021-21785N	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
2021-2188N	Cirrus Gardens	Pasco	M	Brett Green	Cirrus 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
2021-2191N	Coleman Park Renaissance	Palm Beach	L	Terril Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,340,000	571,300	3,511,300		418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	78
2021-2205N	Oakwood Preserve	Leon	M	Matthew A. Rieger	HTG Oakwood Developer, LLC	NC	NC	E, Non-AIF	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
2021-2213S	Carlier Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,203,938	Y	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2228S	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; CCHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,434	Y	N	N	136	25	Y	2	Y	Y	Y	Y	51
2021-2238S	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,130,000	600,000	3,730,000	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		555,904	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; 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
2021-2298S	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
2021-2308SN	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
2021-231BSN	Waterview Preserve	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
2021-2328S	Residences at SOMM Parc	Miami-Dade	L	Alberto Mito, Jr.	Residences at SOMM 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	36
2021-2338SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HAGM 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	42
2021-2345	Residence at Opal Locka	Miami-Dade	L	Robert G Hoskins	NURock Development Partners, Inc.	NC	NC	F	4,990,000	600,000	5,590,000		1,714,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	83
2021-23498SN	Hermosa Fort Mews 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	675,662	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Magnolia Family II	Leon	M	James S Grauliy	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	27
2021-2378SN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	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
2021-2388SN	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
2021-2398SN	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
2021-2408SN	Quail Roost Transil 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
2021-2428S	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V Sweeney	RS Development Corp.; Lewis V. Sweeney	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
2021-2438S	Liberty Renaissance	Miami-Dade	L	Lewis V Sweeney	RS Development Corp.; Lewis V. Sweeney	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
2021-2448S	Pinetown Crossings	Miami-Dade	L	Lewis V Sweeney	RS Development Corp.; Lewis V. Sweeney	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
2021-2458S	Stadium Towers	Miami-Dade	L	Lewis V Sweeney	RS Development Corp.; Lewis V. Sweeney	NC	NC	F	4,321,000	500,000	4,921,000	23,500,000	1,371,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	67
2021-2468S	Caedra at Hacienda Lakes	Collier	M	Christopher L Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	23,500,000	1,371,786	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
2021-24785N	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E/Non-AIF	5,070,000	600,000	600,000	5,670,000	20,000,000	1,238,493	Y	N	N	160	25	Y	2	Y	Y	Y	Y	41
2021-2483S	Cordova Estates	Miami-Dade	L	Lewis V Swezy	RS Development Corp., Lewis V Swezy	NC	F	5,168,000	600,000	600,000	5,768,000	30,000,000	1,084,524	Y	N	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	F	3,744,000	600,000	600,000	4,344,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	65
2021-250S	Magnolia Senior	Leon	M	James S Graulery	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E/Non-AIF	4,900,000	600,000	600,000	5,500,000	n/a	918,582	Y	N	N	110	25	Y	4	Y	Y	Y	Y	20
2021-2518S	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	E/Non-AIF	6,000,000	600,000	600,000	6,600,000	13,000,000	815,600	Y	N	N	136	25	Y	4	Y	Y	Y	Y	16
2021-2528N	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E/Non-AIF	4,000,000	600,000	600,000	4,600,000	15,000,000	1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-25385N	Abnor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	E/Non-AIF	5,810,714	600,000	600,000	6,410,714	15,000,000	962,520	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89
2021-25485N	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E/Non-AIF	6,000,000	600,000	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	F	2,800,000	600,000	600,000	3,400,000	1,030,245	1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-25785N	Flats at Baldwin Park	Leon	M	Brett Green	Flats at Baldwin Park Developer, LLC; Judd Roth Real Estate Development, Inc	NC	F	6,000,000	600,000	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	Jarner R. Hoover	TVC Development, Inc	NC	F	5,675,000	600,000	600,000	5,675,000	929,084	929,084	Y	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-25985N	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer LLC; Douglas Gardens IV Developer, LLC	NC	E/Non-AIF	6,710,714	600,000	600,000	7,310,714	31,750,000	1,307,920	Y	Y	N	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	F	5,000,000	600,000	600,000	5,600,000	14,000,000	862,000	Y	N	N	96	25	Y	5	Y	Y	Y	Y	34
2021-26285N	Sierra Bay	Miami-Dade	L	Mara S. Madas	Cornerstone Group Partners, LLC	NC	F	3,000,000	600,000	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 Payne	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E/Non-AIF	6,960,000	600,000	600,000	7,560,000	790,000	790,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68
2021-2648S	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,250,000	600,000	600,000	3,850,000	17,000,000	944,000	Y	N	N	119	25	Y	2	Y	Y	Y	Y	35
2021-2658N	Dunedin Senior	Pinellas	L	Timothy M. Morgan	JFC Florida Development, LLC	NC	E/Non-AIF	4,970,000	597,000	597,000	5,567,000	575,000	575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-26685N	The Avion	Hillsborough	L	Christopher L Shear	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	E/Non-AIF	6,610,714	600,000	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	F	5,450,000	600,000	600,000	6,050,000	28,000,000	1,505,000	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-26885N**	Bayside Breeze	Okaloosa	M	Michael J Levitt	The Michaels Development Company I L.P.; Bayside Development of Fort Walton, LLC	NC	AIF	4,760,000	587,300	587,300	5,347,300	9,250,000	638,603	Y	N	N	68	25	Y	5	Y	Y	N	Y	14
2021-2698N	Southwick Commons	Orange	L	Jonathan L Wolf	Southwick Commons Property Developer, LLC	NC	F	7,000,000	600,000	600,000	7,600,000	2,111,814	2,111,814	Y	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021-270S	Metro Grande II	Miami-Dade	L	Mara S. Madas	Cornerstone Group Partners, LLC	NC	E/Non-AIF	3,600,000	600,000	600,000	4,200,000	1,111,675	1,111,675	Y	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-27185N	Royal Pointe	Miami-Dade	L	Mara S. Madas	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,664,000	600,000	600,000	3,864,000	14,000,000	811,578	Y	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-27285N	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	E/Non-AIF	5,999,500	550,800	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	F	4,800,000	600,000	600,000	5,400,000	1,319,842	1,319,842	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57
2021-278S	Edison Towers Apartments	Miami-Dade	L	Carol A Gardner	Taylor Economic Development Corporation, Inc.	R	E/Non-AIF	4,500,000	600,000	600,000	5,100,000	842,126	842,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-2798N	Summerfield Senior Apartments	Hillsborough	L	Paula M Riodes	Invictus Development, LLC; ADC Communities II, LLC	NC	E/Non-AIF	6,615,000	600,000	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																										
2021-2045SN	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villa Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	160	25	Y		Y	Y	Y	Y	88	
2021-2115N	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	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	
2021-2158S	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y		Y	Y	Y	Y	76	
2021-2245	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHPE 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	
2021-2285N	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	N	Y	70	
2021-2418S	Wynwood 21 Apartments	Miami-Dade	L	Eugene Scheur	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	
2021-2565	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,051,667	N	N	N	150	20	Y		Y	Y	Y	Y	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	55	
2021-2748N	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	
2021-2758SN	Hermosa North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y		Y	N	Y	Y	23	
2021-2768SN	Orange on 14th Street	Manatee	M	Janeck M. Strimbleff	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	
2021-2775	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.