



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

ATTORNEYS:  
TIMOTHY P. ATKINSON  
M. CHRISTOPHER BRYANT  
SEGUNDO J. FERNANDEZ  
KENNETH G. OERTEL  
IAN E. WALDICK

OF COUNSEL:  
C. ANTHONY CLEVELAND  
C. PRESTON MCLANE

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303  
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

December 15, 2021

RECEIVED

*Via E-mail*

DEC 15 2021 8:42 AM

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2021-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties  
Notice of Protest by Ability VNA, LLC  
Applicant for Application No. 2022-043C, Villages of New Augustine

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Ability VNA, LLC. ("Ability VNA"), Applicant for Application No. 2022-043C in RFA 2021-201, for the proposed Villages of New Augustine development, 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 2021-201, as approved by the Corporation's Board of Directors on Friday, December 10, 2021. These spreadsheets were posted on the Corporation's website on Friday, December 10, 2021, at 9:51 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Ability VNA 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](mailto:cbryant@ohfc.com)  
Counsel for Ability VNA, LLC.  
Applicant for Application No. 2022-043C

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

RFA 2021-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,971,500.00
Total HC Allocated to Medium Counties	14,677,900.00
Plus Unallocated Small County funding	283,250.00
Total HC for Medium Counties Remaining	576,850.00
Returned Medium County Funding approved by Board on 12/10/21	3,378,000.00
Additional Allocations to Medium County Applications	3,399,990.00
Medium County funding remaining	554,860.00

Total HC for Small Counties in RFA	1,573,250.00
Total HC Allocated to Small Counties	1,290,000.00
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	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	12
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	A	N	Y	37
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	16
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	N	Y	20
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	Y	Y	1
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	N	Y	5

Goal to fund one Application that qualifies for the SunRail Goal

2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	A	Y	Y	48
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Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal  
Met above

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	14
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BPC Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	17

RFA 2021-201 - Board Approved Preliminary Awards

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<b>Small County Applications</b>																											
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	26	

**Remaining Medium County Applications selected during RCM**

no Applications could meet the funding test with funding remaining at RCM

**Awarded with funding approved by Board on Dec. 10, 2021**

2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	2
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	4

On December 10, 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 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	
2022-001C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	151,186.67	A	Y	Y	21	
2022-002C	Griffin Lofts	Polk	M	Oscar A Sol	Griffin Lofts Dev, LLC	F	76	1,600,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	140,115.79	A	Y	Y	57	
2022-003C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,695,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	146,193.75	A	N	Y	73	
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	144,491.50	A	N	Y	20	
2022-005C	Tranquility at Lake Mary	Seminole	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	60	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	N	15	Y	Y	188,572.50	B	Y	Y	35
2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	N	15	Y	Y	146,625.00	A	Y	Y	14
2022-007C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	140,635.47	A	Y	Y	68	
2022-008C	Turkey Creek Way Apartments	Baker	S	William Schneider	Turnstone Development Corporation	F	60	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	52	
2022-009C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	Y	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	9	
2022-010C	Affinity Preserve	Seminole	M	Brett Green	Affinity Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	29	
2022-011C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	130,333.33	A	N	Y	70	
2022-012C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	N	N	Y	N	15	Y	Y	127,563.75	A	Y	Y	39	
2022-013C	Madison Bay	Volusia	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	2	N	Y	N	N	N	N	N	N	N	15	Y	Y	136,437.75	A	N	Y	30	
2022-014C	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer VII LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	32	
2022-015C	Arbours at Merrillwood Family	Alachua	M	Sam T. Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	F	96	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	136,361.25	A	Y	Y	47	
2022-016C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,699,888	Y	2	N	Y	N	Y	N	Y	N	Y	N	15	Y	Y	144,490.48	A	Y	Y	45	
2022-017C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	74	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	153,903.94	A	Y	Y	19	
2022-018C	Titusville Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	10	Y	Y	153,076.50	A	Y	Y	18	
2022-019C	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	10	Y	Y	153,076.50	A	Y	Y	63	
2022-020C	Azalea Pointe	Putnam	S	Steve Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation	F	64	1,355,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	152,513.72	A	Y	Y	41	
2022-021C	Avon Park Apartmets	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	10	Y	Y	153,076.50	A	Y	Y	49	
2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	146,625.00	A	Y	Y	48	
2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	127,563.75	A	Y	Y	2	
2022-024C	Pecan Creek	Brevard	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	24	
2022-025C	Falcon Trace	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	96	1,700,000	Y	1	N	Y	N	Y	N	N	N	Y	Y	15	Y	Y	127,563.75	A	Y	Y	71	
2022-026C	Cardinal Pointe	Sumter	M	Domingo Sanchez	DDER Development, LLC	F	72	1,550,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	155,077.50	B	Y	Y	15	
2022-028C	Midtown Manor	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	82	1,550,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,603.66	A	Y	Y	53	
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	139,160.45	A	Y	Y	1	

RFA 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADD Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	147,200.00	A	Y	Y	17
2022-031C	Madison Oaks East	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	88	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	147,784.09	A	N	Y	56
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,625.00	A	N	Y	37
2022-033C	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	F	98	1,699,900	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	143,624.20	A	Y	Y	36
2022-034C	Leon Pointe	Leon	M	J. David Page	☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	61
2022-035C	Pine Meadows	Escambia	M	J. David Page	☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	33
2022-036C	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer, LLC; Judd Roth Real Estate Development, Inc.	F	76	1,525,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	166,144.74	A	Y	Y	64
2022-037C	Cypress Point Estates	Marion	M	Clifton E. Phillips	Roundstone Development, LLC	F	76	1,660,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,341.79	B	Y	Y	3
2022-038C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	108	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	120,416.67	A	Y	Y	6
2022-039C	Gardens at Grandview	Columbia	S	Christopher L. Shear	MHP FL XI Developer, LLC	F	70	1,300,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,771.43	A	Y	Y	27
2022-040C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	92	1,700,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	153,000.00	A	Y	Y	28
2022-041C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	139,160.45	A	Y	Y	58
2022-042C	Lafayette Square	Lee	M	David O. Deutch	Pinnacle Communities, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	E, Non-ALF	80	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	131,529.32	A	Y	Y	74
2022-043C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,625,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,250.00	A	N	Y	38
2022-044C	The Lakes at Royal Palm	Lake	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	72
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,940.07	A	Y	Y	26
2022-047C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	80	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	22
2022-048C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	8
2022-049C	The Enclave at Northshore	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	94	1,699,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	138,269.68	A	Y	Y	11
2022-050C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	88	1,560,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	146,781.82	A	Y	Y	59
2022-051C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	E, Non-ALF	80	1,675,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	129,595.06	A	Y	Y	54
2022-052C	The Pointe at Blairstone	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	65



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2022-054C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	132,229.09	A	Y	Y	78
2022-055C	The Pointe at Piney-Z	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	25
2022-056C	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	F	60	1,410,000	Y	1	N	Y	N	Y	N	N	N	Y	N	15	Y	Y	157,434.68	B	N	Y	7
2022-057C	Grove Manor Phase II	Polk	M	Darren Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	1,700,000	Y	1	N	Y	N	Y	N	Y	N	N	N	15	Y	Y	146,011.43	A	Y	Y	46
2022-058C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	80	1,699,900	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	175,939.65	B	Y	Y	50
2022-059C	Highland Park	Putnam	S	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	58	1,475,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	199,125.00	B	Y	Y	69
2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	136,437.75	A	Y	Y	12
2022-061C	Herrington Creek	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	100	1,640,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	135,792.00	A	Y	Y	43
2022-062C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	104	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	125,048.08	A	Y	Y	55
2022-063C	Oak Vista Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	1,340,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	178,367.40	B	Y	Y	77
2022-064C	Palmetto Retreat	Citrus	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	F	64	1,425,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	184,359.38	B	Y	Y	10
2022-065C	Village Retreat	Bay	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,426,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	145,452.00	A	Y	Y	13
2022-066C	Camellia Grove	Leon	M	David O. Deutch	Pinnacle Communities, LLC; Big Bend Community Development Corporation	F	88	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	159,954.55	B	Y	Y	66
2022-067C	Red Fox Run Apartments	Osceola	M	Martin A. Petersen	Hallmark Development Partners, LLC; Calston Advisors, LLC; GSL Poinciana Place LLC	F	72	1,670,000	Y	1	N	N	N	N	N	N	N	Y	Y	15	Y	Y	154,370.63	B	Y	Y	40
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,468.75	A	N	Y	5
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	141,709.82	A	Y	Y	16
2022-071C	Orchard Springs	Columbia	S	William A Markel	JES Dev Co, Inc.	E, Non-ALF	76	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	158,360.03	A	Y	Y	44
2022-072C	Benschley Manor	Seminole	M	Terry S Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	141,428.54	A	Y	Y	60
2022-073C	Harwick Place	Seminole	M	Terry S Cummins	Harwick Place Developer, LLC	E, Non-ALF	41	1,040,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	168,822.44	B	Y	Y	42
2022-074C	Autumn Palms at Pondella	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	36	895,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,880.71	A	Y	Y	31
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,075.60	A	Y	Y	4
2022-076C	Hawthorne Terrace	Alachua	M	Michael Ruane	CORE FL Developer II LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	51
2022-077C	Bryant Commons	Manatee	M	Brian Evjen	Newstar Development, LLC; Norstar Development USA, L.P.	E, Non-ALF	53	1,600,000	Y	1	N	Y	N	N	Y	Y	N	N	N	15	Y	Y	217,467.17	B	Y	Y	23

RFA 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number
2022-078C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Preserve Developer, LLC	E, Non-ALF	90	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	125,715.00	A	N	Y	62
<b>Ineligible Applications</b>																											
2022-027C	Real Terrace Apartment Homes	Columbia	S	John C Crowder	Harbor Club Resort, LLC	F	60	1,573,250	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	34
2022-045C	Meadow Park Phase II	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	56	1,285,000	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,296.89	A	Y	Y	76
2022-053C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	N	1	N	Y	Y	Y	N	Y	Y	N	N	15	Y	Y	103,214.29	A	Y	Y	67
2022-069C	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, L.P.; GHA Development, LLC; Newstar Development, LLC	F	96	1,700,000	N	1	Y	Y	N	Y	N	N	N	N	N	15	Y	Y	118,634.29	A	Y	Y	75

On December 10, 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.