

December 15, 2021

Sent via email

CorporationClerk@floridahousing.org
Ana.McGlamory@floridahousing.org

Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, Request for Applications (RFA) 2021-205 (SAIL)
Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant Naranja Grand II, LLC, for proposed development Naranja Grand II (Application No. 2022-201BSN), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2021-205 posted by Florida Housing Finance Corporation ("Florida Housing") on Friday, December 10, 2021, at 9:53 a.m. concerning *Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached) Naranja Grand II was preliminarily selected for funding. This notice is filed to preserve Naranja Grand II, LLC's right to initiate and/or intervene in proceedings that may impact Florida Housing's preliminary scoring, ranking and funding determination.

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

Respectfully Submitted,

J. Stephen Menton

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
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	1,735,540.00

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)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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One Preservation Application

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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Two Elderly Large County New Construction Applications

2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

Three Family Large County New Construction Applications

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

One Elderly Medium County New Construction Application

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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Two Family Medium County New Construction Applications

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

RFA 2021-205 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)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

2022-195BS**	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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Medium County Application(s)

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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Large County Application(s)

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

Additional funding allocated to RFA at 12/10/21 Board Meeting	10,787,000.00
Additional funding allocated from Family Funding at 12/10/21 Board Meeting	1,703,040.00
Additional funding awarded to Self-Sourced Applications	11,900,000.00
Additional funding remaining	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

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 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER UNIT Construction Fundline Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER UNIT Construction Fundline Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER UNIT Construction Fundline Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + EI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	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	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number	
Ineligible Applications																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	Y	54	
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	Y	3	
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	Y	4	
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	Y	25	
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	Y	47	
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	Y	5	
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	Y	83	
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	Y	68	
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31								31	
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	Y	70	
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	Y	63	

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

**SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

*** ELI Request Amount was adjusted during scoring.

**** Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

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.