

# Maureen McCarthy Daughton, LLC

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**Via Email**  
**November 1, 2023**

RECEIVED

NOV 1 2023 8:26 AM

Corporation Clerk (CorporationClerk@floridahousing.org)  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections  
in RFA 2023-203 Housing Credit Financing For Affordable Housing Developments  
Located in Miami-Dade County**

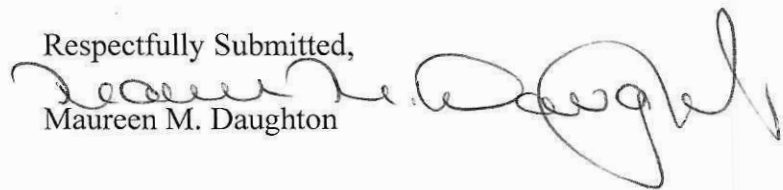
Dear Corporation Clerk:

On behalf of Applicant, Marlin Housing Partners, LP, Application No. 2024-200C, and pursuant to Section 120.57(3), Florida Statutes and rule 67-60.009, Florida Administrative Code, we hereby provide this Notice of Intent ("Notice") to protest the Award Notice, Scoring and Ranking posted by Florida Housing Finance Corporation on October 27, 2023, at 10:00 am concerning *RFA 2023-203 Housing Credit Financing For Affordable Housing Developments Located in Miami-Dade County*. (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 Ethan Katz, Deputy General Counsel

**RFA 2023-203 Board Approved Preliminary Awards**

Total HC Available for RFA	9,481,390.00
Total HC Allocated	10,375,200.00
Total HC Remaining	(893,810.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	
<b>One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDAs Goal</b>																		
2024-187C	Ekos Kendall	Christopher L. Shear	MHP Miami   Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6	
<b>One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)</b>																		
2024-195C	Princeton Manor	Lewis V Swazy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1	
<b>One proposed Development that qualifies for the Urban Center/MetroRail Station Designation</b>																		
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2	

On October 27, 2023, 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 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-167C	4440 Apartments	Charles F Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,802,600	Y	1	N	Y	2	20	Y	A	Y	Y	43
2024-168C	Broadway Rising	Amanda Bartle	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$2,950,000	Y	1	N	N	N	20	Y	A	Y	Y	40
2024-169C	Brownsville 54	Oliver L. Gross	Brownsville 54 Developers, LLC	F	75	\$2,750,000	Y	1	N	Y	2	20	Y	B	Y	Y	4
2024-170C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	32
2024-171C	Catalyst at Goulds	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	106	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	38
2024-172C	Catherine Flon Estates	Nikhil A. Inamdar	Catherine Flon Estates Developer, LLC	F	100	\$3,350,000	Y	1	N	N	N	20	Y	B	Y	Y	47
2024-173C	Cauley Point	Shawn Wilson	Blue CP Developer, LLC	F	102	\$3,458,400	Y	1	Y	N	N	20	Y	B	Y	Y	17
2024-174C	Citrus Haven Residences	Jennifer Sanz	Next Development Group, LLC; Calston Developer, LLC; Aconagua Developers, LLC	E, Non-ALF	108	\$3,362,000	Y	1	N	Y	1	20	Y	A	Y	Y	28
2024-175C	CM Redevelopment II	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	\$1,950,000	Y	1	Y	N	N	20	Y	A	Y	Y	34
2024-176C	CM Redevelopment Senior	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$1,900,000	Y	1	N	N	N	20	Y	A	Y	Y	11
2024-177C	Coco Palm Place	Jacob Morrow	Coco Palm Place Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	9
2024-178C	Coral Breeze Estates	Jennifer Sanz	TEDC Affordable Communities Inc.; Next Development Group, LLC	E, Non-ALF	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	44
2024-179C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	98	\$3,458,400	Y	1	N	Y	1	20	Y	B	Y	Y	49
2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
2024-182C	Everglades Vista	Jennifer Sanz	Next Development Group, LLC; Calston LLC	F	110	\$3,300,000	Y	1	Y	N	N	20	Y	A	Y	Y	33
2024-183C	Freedom Pointe (f.k.a. Little Havana Senior)	Kimberly Black King	Volunteers of America National Services Corporation	E, Non-ALF	75	\$2,324,124	Y	1	N	N	N	20	Y	A	Y	Y	31
2024-184C	Garden House II	Christopher L. Shear	MHP FL North Parcel Developer, LLC; MJHS FL North Parcel Developer, LLC	F	126	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	22

Eligible Applications

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and Geographic Area of Opportunity / HUD-designated SADD Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-185C	Heritage at Midtown Crossing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	10
2024-186C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	41
2024-187C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$2,960,000	Y	1	N	Y	1	20	Y	A	Y	Y	48
2024-188C	Metro Vista	Darren Smith	Metro Vista Developer, LLC	E, Non-ALF	75	\$2,625,000	Y	1	N	Y	2	20	Y	B	Y	Y	7
2024-189C	Moody Village	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,458,400	Y	2	N	N	N	20	Y	A	Y	Y	13
2024-190C	North Bay Senior Apartments	Donald W. Paxton	BCP Development 23 LLC	E, Non-ALF	114	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	35
2024-191C	Osprey Landing	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	5
2024-192C	Palm Grove	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	104	\$3,400,000	Y	1	N	Y	1	20	Y	A	Y	Y	39
2024-193C	Perrine Village IV	Kenneth Naylor	Perrine Development IV, LLC	E, Non-ALF	98	\$3,458,399	Y	1	N	Y	1	20	Y	A	Y	Y	15
2024-194C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	108	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	46
2024-195C	Princeton Manor	Lewis V. Swazy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
2024-196C	Promenade on Palm	Elena M. Adams	Ambar3, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	20
2024-197C	Quail Roost Transit Village III	Kenneth Naylor	Quail Roost III Development, LLC	F	106	\$3,458,400	Y	2	N	Y	1	20	Y	A	Y	Y	30
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2
2024-199C	Residences at Goulds Park	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	110	\$3,178,400	Y	1	N	Y	1	20	Y	A	Y	Y	18
2024-200C	Residences at Westview Landing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	130	\$3,458,400	Y	1	Y	Y	2	20	Y	A	Y	Y	16
2024-201C	Sage Pointe	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,400,000	Y	1	N	Y	2	20	Y	B	Y	Y	24

RFA 2023-203 Board Approved Scoring Results

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2024-202C	Santa Cruz Isles	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	19
2024-203C	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	8
2024-204C	Silver Creek Phase 2	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,070,000	Y	1	N	Y	1	20	Y	B	Y	Y	23
2024-205C	Skyview Lofts	Matthew A. Rieger	HTG Skyview Developer, LLC	E, Non-ALF	106	\$3,450,000	Y	1	N	Y	1	20	Y	A	Y	Y	3
2024-206C	Southpointe Vista II	Christopher L. Shear	MHP FLIX Developer, LLC	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	27
2024-207C	The Arbors at Naranja	Michael Ruane	ACRUVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	45
2024-208C	The Enclave at Rio	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	100	\$3,259,999	Y	1	N	N	N	20	Y	A	Y	Y	14
2024-209C	The Station Senior Apartments	Donald W. Paxton	BCP Development 23 LLC	E, Non-ALF	102	\$3,250,000	Y	1	N	Y	1	20	Y	A	Y	Y	26
2024-210C	Tropical Terrace	Jacob Morrow	Tropical Terrace Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	N	N	20	Y	A	Y	Y	12
2024-211C	Villa Esperanza II	Maria S. Madas	Cornerstone Group Partners, LLC	F	112	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	21
2024-212C	Villa Mallorca	Matthew A. Rieger	HTG Villa Mallorca Developer, LLC	F	92	\$3,075,000	Y	1	Y	Y	1	20	Y	B	Y	Y	42
2024-213C	Villa Valencia	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	25
2024-214C	Vineyard Villas	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,000,000	Y	1	N	Y	1	20	Y	B	Y	Y	36
2024-215C	David M. Pemberton Senior Residences	Willie Logan	Opaloka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	145	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	29

Ineligible Application

2024-180C	Edison Towers II	Carol Gardner	TEDC Affordable Communities, Inc.	E, Non-ALF	96	\$3,100,000	N	1	N	N	N	20	Y	A	Y	Y	37
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On October 27, 2023, 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.