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FLORIDA HOUSING
FINANCE CORPORATION

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MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

February 7, 2024

Via Electronic Filing

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2023-213, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2024-284BS, Culmer Apartments II, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on February 2, 2024, concerning Request for Applications 2023-213, SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'CLunny'.

Christopher Lunny

RFA 2023-213 – Board Approved Preliminary Awards

Total Live Local SAIL Funding	100,000,000
Total Live Local SAIL Allocated	99,860,021
Total Live Local SAIL Remaining	139,979

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 to Applications that do not qualify for any of the following: the Elderly Mixed-Use Development Goal; the Public Lands Development Goal; or the Youth Aging Out of Foster Care Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 57,802,021.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-225BS	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	87	5,000,000	15	N	N	Y	N	Y	A	Y	Y	63
2024-229BS	Capri Place	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	F	180	15,165,500	15	Y	N	N	N	Y	A	Y	Y	7
2024-237S	Riverbend Landings - Phase II	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	50	4,441,521	15	Y	N	N	N	N	A	Y	Y	8
2024-245BS	Residences at Marina Village	Palm Beach	L	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	F	148	16,203,000	15	N	N	Y	N	Y	A	Y	Y	17
2024-248S	Ekos Pembroke Park	Broward	L	Christopher L. Shear	Magellan Housing, LLC; MJHS Broward I Developer, LLC ; MHP Broward I Developer, LLC	E, Non-ALF	150	9,995,000	15	Y	N	N	Y	N	A	Y	Y	5
2024-249S	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC; Magellan Housing, LLC	F	160	11,995,000	15	N	N	N	N	Y	A	Y	Y	1
2024-252S	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	3,000,000	15	Y	N	Y	Y	N	A	Y	Y	54
2024-264BS	Urick Street Apartments	Lake	M	C. Hunter Nelson	ECG Florida 2023 III Developer, LLC	F	150	10,750,000	15	N	N	N	N	Y	A	Y	Y	6
2024-271BS	Ivey Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	F	131	7,860,000	15	N	Y	N	N	Y	A	Y	Y	4
2024-279BS	Lenox Avenue Apartments	Duval	L	C. Hunter Nelson	ECG Florida 2023 IV Developer, LLC	F	200	15,450,000	15	N	N	N	N	Y	A	Y	Y	10

On February 2, 2024, 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.

Exhibit A

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (\$AIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-220S	Blue Fort Harrison	Pinellas	L	Shawn Wilson	Blue FH Developer, LLC	F	105	9,975,000		\$1,842,192	Y	10	N	N	N	N	Y	C	Y	Y	24
2024-221BS	Palm Grove	Miami-Dade	L	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	180	17,000,000	\$39,000,000	\$3,452,347	Y	15	Y	N	N	Y	N	B	Y	Y	32
2024-222BS	Oak Hills	Marion	M	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	100	9,500,000	\$15,000,000	\$1,367,685	Y	15	Y	N	N	Y	N	C	Y	Y	12
2024-223BS	Skyview Lofts	Miami-Dade	L	Matthew A. Rieger	HTG Skyview Developer, LLC	F	126	11,898,000	\$25,000,000	\$2,338,663	Y	15	Y	Y	N	N	Y	B	Y	Y	13
2024-224S	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	F	80	7,600,000		\$1,309,280	Y	15	N	Y	Y	N	Y	A	Y	Y	9
2024-225BS	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	87	5,000,000	\$25,500,000	\$1,906,303	Y	15	N	N	Y	N	Y	A	Y	Y	63
2024-226BS	Bayside Heights	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	90	8,400,000	\$17,000,000	\$975,000	Y	15	N	Y	N	N	Y	B	Y	Y	26
2024-227BS	Residences of Lake Worth Beach	Palm Beach	L	William T Fabbri	The Richman Group of Florida, Inc.	F	195	18,000,000	\$34,200,000	\$1,365,675	Y	15	N	N	N	N	Y	A	Y	Y	59
2024-228BS	Naranja Lakes Apartments	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	160	17,868,400	\$31,100,000	\$1,139,087	Y	15	Y	N	N	Y	N	A	Y	Y	70
2024-229BS	Capri Place	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	F	180	15,165,500	\$34,500,000	\$1,257,255	Y	15	Y	N	N	N	Y	A	Y	Y	7
2024-230BS	The Atrium	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	150	11,500,000	\$24,000,000	\$2,000,000	Y	15	N	Y	N	N	Y	A	Y	Y	35
2024-231BS	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	E, Non-ALF	90	13,050,000	\$19,000,000	\$990,425	Y	15	Y	N	N	Y	N	B	Y	Y	45
2024-232S	Bella Vista at Deland Apartments	Volusia	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	87	9,295,800		\$195,233	Y	15	Y	N	N	N	N	B	Y	Y	15
2024-233S	Caribbean Isles	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC; South Miami Heights Community Development Corporation	E, Non-ALF	142	10,000,000		\$3,400,000	Y	15	Y	N	N	Y	N	A	Y	Y	37

Exhibit B

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (\$AIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-234S	Deland Commons Apartments	Volusia	M	Scott Culp	Atlantic Housing Partners, L.L.L.P.	F	162	17,271,200		\$525,293	Y	15	N	N	N	N	Y	C	Y	Y	47
2024-236S	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	F	200	17,000,000		\$4,664,466	Y	15	Y	Y	Y	N	Y	A	Y	Y	65
2024-237S	Riverbend Landings - Phase II	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	50	4,441,521		\$88,685	Y	15	Y	N	N	N	N	A	Y	Y	8
2024-238S	Rolling Acres Reserve Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	81	8,671,300		\$179,763	Y	15	Y	N	N	N	N	C	Y	Y	33
2024-239BS	Southward Village CNI Phase 3	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	E, Non-ALF	80	6,000,000	\$15,000,000	\$1,400,252	Y	15	Y	N	Y	Y	N	A	Y	Y	57
2024-240BS	Century Crossing	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	100	8,800,000	\$18,000,000	\$1,590,000	Y	15	N	Y	N	N	Y	C	Y	Y	14
2024-241BS	Liberty Square Elderly	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Elderly Developer, LLC	E, Non-ALF	132	2,500,000	\$32,500,000	\$2,190,356	Y	15	Y	N	Y	Y	N	A	Y	Y	60
2024-242BS	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	F	276	6,250,000	\$74,250,000	\$5,130,465	Y	15	Y	Y	Y	N	Y	A	Y	Y	51
2024-243BS	Catherine Flon Estates	Miami-Dade	L	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	F	180	14,000,000	\$35,000,000	\$2,564,048	Y	15	Y	N	N	N	Y	A	Y	Y	36
2024-244BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	F	297	18,000,000	\$75,000,000	\$1,124,562	Y	15	Y	N	Y	N	Y	A	Y	Y	50
2024-245BS	Residences at Marina Village	Palm Beach	L	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	F	148	16,203,000	\$23,000,000	\$358,591	Y	15	N	N	Y	N	Y	A	Y	Y	17
2024-246BS	Poinciana Terrace	Orange	L	Kenneth Naylor	Poinciana Terrace Development, LLC	F	180	17,000,000	\$25,850,000	\$2,282,479	Y	15	N	N	N	N	Y	C	Y	Y	67
2024-247BS	Gallery at Rome Yards Phase 3A	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 3A Developer, LLC	F	234	17,853,300	\$45,700,000	\$788,454	Y	15	Y	N	Y	N	Y	A	Y	Y	39
2024-248S	Ekos Pembroke Park	Broward	L	Christopher L. Shear	Magellan Housing, LLC; MJHS Broward I Developer, LLC ; MHP Broward I Developer, LLC	E, Non-ALF	150	9,995,000		\$1,620,820	Y	15	Y	N	N	Y	N	A	Y	Y	5
2024-249S	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC; Magellan Housing, LLC	F	160	11,995,000	\$38,625,000	\$2,717,232	Y	15	N	N	N	N	Y	A	Y	Y	1
2024-250BS	The Arbors at Naranja	Miami-Dade	L	Michael Ruane	ACRUA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	110	13,200,000	\$22,500,000	\$1,474,872	Y	15	Y	N	N	Y	N	B	Y	Y	3

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus EI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-251BS	Arbors at The Ridge	Lee	M	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	120	13,800,000	\$21,750,000	\$1,466,972	Y	15	Y	Y	N	N	N	B	Y	Y	55
2024-252S	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	3,000,000		\$1,917,261	Y	15	Y	N	Y	Y	N	A	Y	Y	54
2024-253BS	Ninth Street Apartments	Manatee	M	C. Hunter Nelson	ECG Florida 2023 Developer, LLC	F	134	9,500,000	\$27,000,000	\$2,130,784	Y	15	N	N	N	N	Y	A	Y	Y	20
2024-254BS	Lakeside Lofts	Orange	L	C. Hunter Nelson	ECG Florida 2023 VII Developer, LLC	F	150	15,628,400	\$31,000,000	\$370,162	Y	15	N	N	N	N	Y	A	Y	Y	27
2024-255S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	225	11,200,000		\$2,500,000	Y	15	N	Y	N	N	Y	A	Y	Y	28
2024-256BS	Horse Lake Apartments	Hernando	M	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	F	180	16,000,000	\$39,000,000	\$3,146,468	Y	15	Y	N	N	N	N	C	Y	Y	46
2024-257BS	Meadow Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	192	17,000,000	\$30,000,000	\$2,800,000	Y	15	N	Y	N	N	Y	C	Y	Y	41
2024-258BS	Santa Rosa Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 VI Developer, LLC	F	180	16,902,200	\$36,000,000	\$438,962	Y	15	N	N	N	N	Y	A	Y	Y	21
2024-259BS	Fern Grove Phase Two	Orange	L	Ted Handel	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	133	12,535,000	\$27,000,000	\$2,024,873	Y	15	Y	N	N	Y	N	C	Y	Y	53
2024-260S	Pinellas Heights II	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	E, Non-ALF	132	12,540,000		\$1,529,350	Y	15	Y	N	N	Y	N	A	Y	Y	38
2024-261S	DeSoto Workforce Housing	Manatee	M	J. David Heller	NRP Sunshine Development LLC	F	216	17,000,000		\$2,550,596	Y	15	Y	N	N	N	Y	B	Y	Y	11
2024-262S	Lake Saunders Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	165	16,996,054		\$458,514	Y	15	Y	N	N	N	N	B	Y	Y	2
2024-263BS	Osprey Landing	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	F	110	12,320,000	\$23,500,000	\$1,431,272	Y	15	N	N	N	N	Y	B	Y	Y	52
2024-264BS	Urick Street Apartments	Lake	M	C. Hunter Nelson	ECG Florida 2023 III Developer, LLC	F	150	10,750,000	\$27,000,000	\$2,291,445	Y	15	N	N	N	N	Y	A	Y	Y	6
2024-265BS	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	F	156	14,820,000	\$31,200,000	\$2,520,162	Y	15	N	N	Y	N	Y	A	Y	Y	56
2024-266BS	Kelley Commons	Broward	L	Kenneth Naylor	APC Kelley Commons Development, LLC; HEF Development, LLC	F	162	15,390,000	\$24,000,000	\$2,180,945	Y	15	Y	N	Y	N	Y	A	Y	Y	48

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-267BS	CM Redevelopment Senior	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	6,800,000	\$17,300,000	\$1,047,204	Y	15	Y	N	N	Y	N	A	Y	Y	61
2024-268BS	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	9,175,000	\$29,000,000	\$1,655,504	Y	15	N	N	N	N	Y	A	Y	Y	58
2024-269BS	Woodlock Manor Phase Two	Osceola	M	Ted Handal	BDG Woodlock Manor Phase Two Developer, LLC	E, Non-ALF	80	7,539,850	\$14,000,000	\$1,079,813	Y	15	Y	N	N	Y	N	C	Y	Y	69
2024-270BS	Mallorca Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	F	130	10,400,000	\$22,000,000	\$1,952,600	Y	15	N	Y	N	N	Y	A	Y	Y	18
2024-271BS	Ivey Apartments	Orange	L	C. Hunter Nelson	EKG South Ivey Developer, LLC	F	131	7,860,000	\$23,000,000	\$1,935,096	Y	15	N	Y	N	N	Y	A	Y	Y	4
2024-272BS	Santa Cruz Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	E, Non-ALF	180	15,500,000	\$29,500,000	\$2,662,116	Y	15	Y	N	N	Y	N	A	Y	Y	64
2024-273BS	Holden Avenue Apartments	Orange	L	C. Hunter Nelson	EKG Florida 2023 II Developer, LLC	F	130	9,100,000	\$24,000,000	\$1,933,555	Y	15	N	N	N	N	Y	A	Y	Y	30
2024-274S	Avery Place Apartments	Escambia	M	Renée Sandell	Paces Preservation Partners, LLC	F	112	13,890,000		\$1,485,070	Y	15	N	N	N	N	Y	C	Y	Y	31
2024-276BS	Arbours at Ocala	Marion	M	Sam Johnston	Arbour Valley Development, LLC	F	156	16,170,000	\$25,200,000	\$1,425,286	Y	10	N	Y	N	N	Y	C	Y	Y	22
2024-277S	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	13,016,100		\$904,737	Y	15	Y	N	N	Y	N	A	Y	Y	68
2024-278BS	Notre Communauté	Miami-Dade	L	Stephanie Berman	Carrfour Supportive Housing, Inc.	F	140	18,000,000	\$24,230,000	\$1,236,199	Y	15	Y	Y	N	N	Y	A	Y	Y	40
2024-279BS	Lenox Avenue Apartments	Duval	L	C. Hunter Nelson	EKG Florida 2023 IV Developer, LLC	F	200	15,450,000	\$38,000,000	\$3,194,190	Y	15	N	N	N	N	Y	A	Y	Y	10
2024-280BS	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	F	156	14,820,000	\$38,000,000	\$3,267,606	Y	15	N	N	Y	N	Y	B	Y	Y	42
2024-281BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	160	16,040,000	\$25,000,000	\$1,979,313	Y	15	Y	N	N	N	Y	A	Y	Y	16
2024-282BS	Lofts at Carver Theater	Miami-Dade	L	Kenneth Naylor	Carver Theater Development, LLC	F	84	7,980,000	\$23,000,000	\$1,980,193	Y	15	N	Y	Y	N	Y	B	Y	Y	43
2024-283BS	Cardinal Oaks Phase Two	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	7,600,000	\$12,100,000	\$1,149,187	Y	15	Y	N	N	N	N	C	Y	Y	29
2024-284BS	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	142	13,490,000	\$27,500,000	\$1,890,858	Y	15	Y	N	Y	Y	N	A	Y	Y	19

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2024-285BS	Hillside Apartments	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	220	16,000,000	\$32,000,000	\$2,800,000	Y	15	N	Y	N	N	Y	A	Y	Y	62
2024-286BS	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	F	180	17,000,000	\$41,500,000	\$2,815,827	Y	15	N	Y	Y	N	Y	A	Y	Y	25
2024-287S	Village of Valor	Palm Beach	L	Kathy S Makino-Leipsitz	Development Partners, Inc	F	54	4,950,000		\$1,082,440	Y	15	Y	N	N	N	Y	B	Y	Y	34
2024-288S	Union on Broadway	Palm Beach	L	Matthew A. Rieger	HTG Union Baptist Developer, LLC; The Spectra Organization, Inc.; The Union Missionary Baptist Church, Inc.	E, Non-ALF	125	11,875,000		\$1,576,326	Y	15	Y	N	N	Y	N	A	Y	Y	44
2024-289S	350 Overtown	Miami-Dade	L	Mario Procida	350 SFCLT TBP LLC	F	173	16,479,200		\$1,333,679	Y	15	Y	N	N	N	Y	B	Y	Y	66

Ineligible Applications

2024-275S	Kupfrian Manor	Escambia	M	Renée Sandell	Paces Preservation Partners, LLC	E, Non-ALF	94	11,805,000		\$1,277,961	N	15	N	N	N	N	N	C	Y	Y	23
2024-290BS	Orange on 14th	Manatee	M	Brian Swanton	Gorman & Company, LLC	F	174	17,000,000	\$34,843,500	\$1,186,610	N	15	Y	N	N	N	N	A	Y	Y	49

Withdrawn Application

2024-235S - withdrawn on 1/11/24	Howland Pointe Apartments	Volusia	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	98	9,682,578		\$201,051								A			71
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On February 2, 2024, 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.