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FEB 04 2026 8:00 AM



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FLORIDA HOUSING
FINANCE CORPORATION

February 4, 2026

Sent via email

Ana McGlamory

Corporation Clerk

Florida Housing Finance Corporation

227 North Bronough Street, Suite 5000

Tallahassee, FL 32301

Ana.McGlamory@floridahousing.org

CorporationClerk@floridahousing.org

Re: Notice of Intent to Protest

RFA 2025-201

Ardent Run, LP /Application No. 2026-229C

Dear Ms. McGlamory:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, please take notice that Ardent Run, LP (Application No. 2026-229C) intends to protest Florida Housing Finance Corporation's *Board Approved Preliminary Awards/Notice of Intended Decision* (posted January 30, 2026 at 9:04 a.m.) relating to RFA 2025-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties. Attached to this notice are the list of selected applicants (Ex. A) and the list of applications received (Ex. B).

Ardent Run, LP will submit a formal written petition within ten (10) days of this Notice of Intent to Protest.

Kind Regards,

A handwritten signature in blue ink, appearing to be 'M. Ito', written over a light blue horizontal line.

Marc Ito

Total HC for Medium Counties in RFA	21,310,020	Total HC for Small Counties in RFA	1,939,330
Total HC Allocated to Medium Counties	20,406,536	Total HC Allocated to Small Counties	1,770,000
Plus Unallocated Small County funding	169,330.00		
Total HC for Medium Counties Remaining	1,072,814	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?	LAGAO/ continuous support since 2023?	LAGAO/ continuous support since 2024?	Qualifies for the SunRail Goal?	Level of SunRail Station	Qualifies for Permit Ready Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Developme nt Category	Leveraging Classificatio n	Proximity Funding Preference	Permit Ready Tier status	Florida Job Creation Preference	Lottery Number
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Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal

2026-218C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	\$2,600,000	Y	1	N	Y	Y	Y	N	N/A	Y	N	10	Y	NC	A	N	1	Y	53
2026-206C	Madison Oaks East	Marion	M	Patrick E. Law	ARD Madison Oaks East, LLC; New South Residential, LLC	E, Non-ALF	102	\$2,800,000	Y	1	N	Y	Y	Y	N	N/A	Y	N	10	Y	NC	A	N	1	Y	69
2026-196C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	96	\$2,800,000	Y	1	N	Y	Y	Y	N	N/A	Y	N	10	Y	NC	A	Y	1	Y	70

Goal to fund one Application that qualifies for the SunRail Goal

2026-203C	Sunray Station	Volusia	M	Matthew A. Rieger	HTG Sunray Developer, LLC	F	86	\$2,714,279	Y	1	N	N	N	N	Y	1	N	Y	10	Y	NC	A	Y	2	Y	5
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Small County Applications

2026-192C	Vista Pointe at St. Joe	Gulf	S	Renee Sandell	Paces Preservation Partners, LLC	F	50	\$1,770,000	Y	1	N	N	N	N	N	N/A	N	N	10	Y	NC	A	Y	2	Y	7
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Goal to fund one Medium County Family Demographic Application that qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2026-178C	Spring Meadows	Sarasota	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,800,000	Y	1	N	N	N	N	N	N/A	N	Y	10	Y	NC	A	Y	2	Y	1
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Goal to fund one Application that qualifies for the Permit Ready Application Goal
MET ABOVE

If funding remains, goal to fund up to two additional Applications that qualify for the LGAO Designation or Medium County Family Applications that qualify for the GAO/SADDA Goal

2026-205C	Vista at Poinciana	Manatee	M	Kenneth Naylor	Vista at Poinciana Development, LLC	F	108	\$2,790,000	Y	1	N	N	N	N	N	N/A	N	Y	10	Y	NC	A	Y	2	Y	2
2026-237C	FBC Affordable P1C	Brevard	M	Daniel Coakley	FBC Affordable P1C Developer, LLC	E, Non-ALF	100	\$2,800,000	Y	1	N	Y	N	N	N	N/A	N	N	10	Y	NC	A	Y	2	Y	4

Remaining Medium County Applications

2026-190C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$1,102,257	Y	1	N	N	N	N	N	N/A	N	N	10	Y	A/R	A	Y	2	Y	46
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On January 30, 2026, 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 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 2025-201 - 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/ continuous support since 2023?	LGAO/ continuous support since 2024?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Level of SunRail Station	Qualifies for Permit Ready Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier status	Florida Job Creation Preference	Lottery Number	
Eligible Applications																													
2026-171C	Sunset Ridge	Leon	M	Michael Ruane	CORE Sunset Ridge Developer LLC	F	84	\$2,700,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$246,466.61	A	Y	2	Y	43	
2026-172C	Parkside Village	Volusia	M	Michael Ruane	CORE Parkside Village Developer LLC	F	96	\$2,800,000	Y	1	N	N	N	N	N	Y	1	N	Y	10	Y	NC	\$230,562.50	A	Y	2	Y	48	
2026-173C	Pinnacle on Grand	Pasco	M	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$264,444.44	A	Y	2	Y	64	
2026-174C	Palatka Senior	Putnam	S	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	56	\$1,936,294	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$273,328.64	A	Y	2	Y	67	
2026-175C	Sebring Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,718,050	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$268,577.32	A	Y	2	Y	28	
2026-176C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,180,013	Y	1	N	Y	N	N	N	N	N/A	Y	N	10	Y	NC	\$268,271.75	A	N	1	Y	3	
2026-177C	Brook Meadows	Alachua	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	\$2,700,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$239,062.50	A	Y	2	Y	15	
2026-178C	Spring Meadows	Sarasota	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$198,333.33	A	Y	2	Y	1	
2026-179C	Pinnacle Station	Osceola	M	David O. Deutch	Pinnacle Communities II, LLC; DDER Development, LLC	E, Non-ALF	90	\$2,800,000	Y	1	N	N	N	N	N	Y	1	N	N	10	Y	NC	\$238,555.33	A	Y	2	Y	32	
2026-180C	Poinciana Parc Phase II	Osceola	M	Oscar Sol	Poinciana Parc 2 Dev, LLC	E, Non-ALF	70	\$2,400,000	Y	1	N	N	N	N	N	Y	2	N	N	10	Y	NC	\$282,685.71	B	Y	2	Y	41	
2026-181C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	84	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$263,500.00	A	Y	2	Y	29	
2026-182C	Remington Lofts	Washington	S	Jeffrey J. Woda	The Woda Group, Inc.	F	56	\$1,753,989	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$266,230.47	A	Y	2	Y	18	
2026-183C	Merrillwood Apartments	Alachua	M	Darren Smith	Alachua Housing Developer, LLC; SHAG Merrillwood Developer, LLC	F	80	\$2,800,000	Y	1	N	Y	N	N	N	N	N/A	N	N	10	Y	NC	\$276,675.00	A	Y	2	Y	62	
2026-184C	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	80	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	N	Y	10	Y	NC	\$257,307.75	A	Y	2	Y	54	
2026-185C	Vesta at Osowaw	Hernando	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	90	\$2,750,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$259,722.22	A	Y	2	Y	63	
2026-186C	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Rockledge Developer, LLC	F	84	\$2,200,000	Y	1	N	Y	N	N	Y	N	N/A	N	Y	10	Y	NC	\$222,619.05	A	Y	2	Y	20	
2026-187C	Cottdonale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	55	\$1,789,430	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$276,548.27	A	Y	2	Y	55	
2026-188C	The Palms at Spring Hill	Hernando	M	Renee Sandell	Paces Preservation Partners, LLC	F	96	\$2,750,000	Y	1	N	Y	N	N	N	N	N/A	N	Y	10	Y	NC	\$243,489.58	A	Y	2	Y	11	
2026-189C	Jupiter Greene	Columbia	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,745,920	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$274,820.74	A	Y	2	Y	35	
2026-190C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$1,102,257	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	A/R	\$123,278.74	A	Y	2	Y	46	
2026-191C	Murdock Square	Charlotte	M	Matthew A. Rieger	HTG Murdock Developer, LLC	F	88	\$2,799,990	Y	1	N	Y	N	N	Y	N	N/A	N	Y	10	Y	NC	\$251,521.83	A	Y	2	Y	31	
2026-192C	Vista Pointe at St. Joe	Gulf	S	Renee Sandell	Paces Preservation Partners, LLC	F	50	\$1,770,000	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$279,837.00	A	Y	2	Y	7	
2026-193C	Hope @ Debra Heights	Alachua	M	Timothy B Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,700,000	Y	1	N	Y	N	Y	N	N	N/A	N	N	10	Y	NC	\$239,062.50	A	Y	2	Y	50	
2026-194C	Royal Park Seniors	Alachua	M	Lindsay Sammons	BDG Royal Park Seniors Developer, LLC	E, Non-ALF	86	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$249,650.93	A	Y	2	Y	44	
2026-195C	Emerald Manor	Seminole	M	Scott Zimmerman	BDG Emerald Manor Developer, LLC	F	79	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$271,771.90	A	Y	2	Y	71	
2026-196C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	96	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	Y	N	10	Y	NC	\$247,916.67	A	Y	1	Y	70	
2026-197C	Bayou Bend Residences	Pasco	M	Kenneth Naylor	Bayou Bend Residences Development, LLC	F	112	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$212,500.00	A	Y	2	Y	27	
2026-198C	Sugg Redevelopment	Manatee	M	Darren Smith	Fortis Sugg Redevelopment Developer, LLC; HACB Developer, LLC	E, Non-ALF	84	\$2,800,000	Y	1	N	Y	N	N	N	N	N/A	N	N	10	Y	NC	\$245,055.00	A	Y	2	Y	25	

RFA 2025-201 - 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/ continuous support since 2023?	LGAO/ continuous support since 2024?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Level of SunRail Station	Qualifies for Permit Ready Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier status	Florida Job Creation Preference	Lottery Number
2026-199C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	120	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	N	N	10	Y	NC	\$204,944.44	A	Y	2	Y	33
2026-201C	Renaissance Hall Senior Living	Collier	M	Steven C Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	90	\$2,800,000	Y	1	N	Y	N	Y	N	N	N/A	N	N	10	Y	NC	\$238,555.33	A	Y	2	Y	40
2026-202C	Banyan Crossings	Volusia	M	Scott Zimmerman	BDG Banyan Crossings Developer, LLC	F	84	\$2,800,000	Y	1	N	N	N	N	N	Y	1	N	Y	10	Y	NC	\$263,500.00	A	N	2	Y	21
2026-203C	Sunray Station	Volusia	M	Matthew A. Rieger	HTG Sunray Developer, LLC	F	86	\$2,714,279	Y	1	N	N	N	N	N	Y	1	N	Y	10	Y	NC	\$268,271.76	A	Y	2	Y	5
2026-204C	Jacob Heights	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	90	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$264,444.44	A	Y	2	Y	56
2026-205C	Vista at Poinciana	Manatee	M	Kenneth Naylor	Vista at Poinciana Development, LLC	F	108	\$2,790,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$219,583.33	A	Y	2	Y	2
2026-206C	Madison Oaks East	Marion	M	Patrick E. Law	ARD Madison Oaks East, LLC; New South Residential, LLC	E, Non-ALF	102	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	Y	N	10	Y	NC	\$226,333.33	A	N	1	Y	69
2026-207C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,750,000	Y	1	N	Y	N	Y	N	N	N/A	Y	N	10	Y	NC	\$243,489.58	A	N	2	Y	65
2026-208C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	88	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	Y	N	10	Y	NC	\$238,946.59	A	Y	2	Y	22
2026-209C	Solara at Lake City	Columbia	S	Janet M Stringfellow	L&E Community, LLC; VOAF Ortus Developer, LLC	E, Non-ALF	60	\$1,939,330	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$274,738.42	A	Y	2	Y	10
2026-210C	Suntree Commons	Brevard	M	Janet M Stringfellow	L&E Community, LLC; VOAF Ortus Developer, LLC	F	88	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$251,522.73	A	Y	2	Y	24
2026-211C	The Preserve at Moon Lake	Pasco	M	Kenneth Naylor	Preserve at Moon Lake Development, LLC	F	112	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$212,500.00	A	Y	2	Y	51
2026-212C	Ekos at the Springs	Seminole	M	Christopher L. Shear	MHP Seminole I Developer, LLC	F	92	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$233,369.35	A	Y	2	Y	57
2026-213C	Pecan Creek	Jackson	S	Clifton E. Phillips	Roundstone Development, LLC	E, Non-ALF	76	\$1,925,360	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$200,262.77	A	Y	2	Y	9
2026-214C	Cypress Point Estates	Marion	M	Clifton E. Phillips	Roundstone Development, LLC	F	72	\$2,178,350	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$239,164.68	A	Y	2	Y	19
2026-215C	DeLand Station	Volusia	M	J. David Heller	DeLand Station Developer LLC; WCZ Development, LLC	F	80	\$2,700,000	Y	1	N	N	N	N	N	Y	1	N	Y	10	Y	NC	\$278,268.75	A	Y	2	Y	66
2026-216C	County Line Lofts	Hernando	M	J. David Heller	County Line Lofts Developer LLC; WCZ Development, LLC	F	90	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$256,511.11	A	Y	2	Y	47
2026-217C	Pinnacle at Moore's Creek	St. Lucie	M	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$2,800,000	Y	1	N	Y	N	N	N	N	N/A	N	N	10	Y	NC	\$238,555.33	A	Y	2	Y	39
2026-218C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	\$2,600,000	Y	1	N	Y	Y	Y	N	N	N/A	Y	N	10	Y	NC	\$245,555.56	A	N	1	Y	53
2026-219C	Ekos at Moon Lake	Pasco	M	Christopher L. Shear	MHP Pasco IV Developer, LLC	F	100	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$214,699.80	A	Y	2	Y	72
2026-220C	Labelle Acres	Hendry	S	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	56	\$1,939,330	Y	1	N	N	N	N	N	N	N/A	N	N	10	Y	NC	\$294,362.59	B	Y	2	Y	61
2026-221C	Warrington Senior Living	Escambia	M	Michael Ruane	CORE Warrington Senior Developer LLC	E, Non-ALF	96	\$2,800,000	Y	1	N	Y	N	N	N	N	N/A	N	N	10	Y	NC	\$223,645.63	A	Y	2	Y	8
2026-222C	Corbridge Park	Volusia	M	Jonathan L. Wolf	Corbridge Park Developer, LLC	F	70	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$316,200.00	B	Y	2	Y	16
2026-223C	Bayside Gardens	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	F	72	\$2,350,000	Y	1	N	Y	Y	Y	N	N	N/A	N	N	10	Y	NC	\$258,010.42	A	Y	2	Y	12
2026-224C	Westbury Commons	Brevard	M	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	F	70	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$316,200.00	B	Y	2	Y	34
2026-225C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	72	\$2,625,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$268,028.91	A	Y	2	Y	49
2026-226C	Ardent at West Melbourne	Brevard	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	108	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	Y	10	Y	NC	\$238,000.00	A	Y	2	Y	45

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2026-227C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	80	\$2,790,000	Y	1	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$256,388.79	A	Y	2	Y	42
2026-228C	Ardent Blu Apartments	Bay	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	99	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	N	Y	10	Y	NC	\$242,857.14	A	Y	2	Y	37
2026-229C	Ardent Run	Escambia	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,730,000	Y	1	N	N	N	N	N	N	N/A	N	N	Y	10	Y	NC	\$249,516.13	A	Y	2	Y	6
2026-230C	The Beacon at Bayside	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	E, Non-ALF	80	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	N	N	N	10	Y	NC	\$268,374.75	A	Y	2	Y	30
2026-231C	Ekos Melbourne Landings	Brevard	M	Christopher L. Shear	MHP Brevard II Developer, LLC	F	96	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	N	Y	10	Y	NC	\$223,645.63	A	Y	2	Y	17
2026-232C	The Pointe at Mossy Oak	Wakulla	S	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	64	\$1,845,000	Y	1	N	N	N	N	N	N	N/A	N	N	N	5	Y	NC	\$245,039.06	A	Y	2	Y	14
2026-233C	Grandview Pointe	Osceola	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	90	\$2,789,000	Y	1	N	N	N	N	N	N	N/A	N	N	Y	5	Y	NC	\$255,503.39	A	Y	2	Y	58
2026-234C	Keystone Place	Escambia	M	Oscar Sol	Keystone Place Dev, LLC	E, Non-ALF	80	\$2,450,000	Y	1	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$252,503.13	A	Y	2	Y	60
2026-235C	Arbours at Poinciana	Osceola	M	Sam Johnston	Arbour Valley Development, LLC	F	96	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$247,916.67	A	Y	2	Y	38
2026-236C	Arbours at Punta Gorda	Charlotte	M	Sam Johnston	Arbour Valley Development, LLC	E, Non-ALF	86	\$2,800,000	Y	1	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$276,744.19	A	Y	2	Y	68
2026-237C	FBC Affordable P1C	Brevard	M	Daniel Coakley	FBC Affordable P1C Developer, LLC	E, Non-ALF	100	\$2,800,000	Y	1	N	Y	N	N	N	N	N/A	N	N	N	10	Y	NC	\$230,860.00	A	Y	2	Y	4
2026-238C	Autumn Palms North Port	Sarasota	M	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC	F	84	\$1,950,000	Y	1	N	Y	N	N	N	N	N/A	N	N	Y	10	Y	NC	\$183,508.93	A	N	2	Y	59
2026-239C	Clermont Ridge Senior Villas II	Lake	M	Scott Macdonald	Blue CR2 Developer, LLC ; PROVIDENT HOUSING SOLUTIONS, INCORPORATED	E, Non-ALF	84	\$2,800,000	Y	1	N	Y	Y	Y	N	N	N/A	N	N	N	10	Y	NC	\$263,500.00	A	Y	2	Y	52
2026-241C	Vesta at Gemini	Volusia	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	71	\$2,300,000	Y	1	N	N	N	N	N	Y	1	N	Y	10	Y	NC	\$270,698.27	A	N	2	Y	26	
Ineligible Applications																													
2026-170C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,650,000	N	1	N	N	N	N	N	N	N/A	N	N	Y	10	Y	NC	\$282,219.48	B	N	2	Y	36
2026-200C	Cardinal Oaks Phase Two	Citrus	M	Paula Rhodes	InVictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	\$2,800,000	N	2	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$276,675.00	A	Y	2	Y	13
2026-240C	Eagle Village	Manatee	M	Larry Rush	Buckeye Community Hope Foundation; Wings of Tomorrow	E, Non-ALF	100	\$2,800,000	N	1	N	N	N	N	N	N	N/A	N	N	N	10	Y	NC	\$230,860.00	A	Y	2	Y	23

On January 30, 2026, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any 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.