



RECEIVED

DEC 17 2025 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

December 16, 2025

VIA E-MAIL

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

RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections in Request for Applications ("RFA") 2025-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits

Dear Corporation Clerk:

On behalf of Applicant, Pedcor Investments-2024-CCV, L.P. ("Pedcor"), of Application No. 2026-104SA, we hereby provide this Notice of Intent to Protest ("Notice") filed pursuant to §120.57(3), Florida Statutes, Rules 28-106, 28-110.003, and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the scoring and ranking for the RFA on the Florida Housing Finance Corporation's website on December 12, 2025, at 9:37 a.m. Applicant reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to §120.57(3), Florida Statutes.

Please return a date and time stamped copy of this Notice letter to me at: jaredh@pedcor.net.

Respectfully,

Jared M. Houser
Executive Vice President
(317) 705-7998

Enclosures

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

Exhibit A

RFA 2025-205 Board Approved Preliminary Awards

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SAIL Funding Balance Available	4,049,000
Family Demographic Funding Balance Available	1,224,000
Elderly Demographic Funding Balance Available	2,825,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (\$AIL + EU)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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HUD Choice Neighborhoods Implementation Grant Goal

2026-152B5A	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Nay'or	Culmer Gardens on 5th St Development, LLC	NC	F	200	5,200,000	N	Y	Y	N	N	N	1	19	\$17,338.30	A	Y	Y	71
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Self-Sourced Application proposing a Development in Miami-Dade County or Broward County

2026-108S	Gallery at Cross Creek	Broward	L	Alberto Miko, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	12,000,000	N	Y	N	N	N	N	1	20	\$30,801.76	B	Y	Y	37
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New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County

2026-130B5A	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	8,400,000	Y	N	N	N	N	N	1	15	\$54,746.31	A	Y	Y	82
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One Family Application that qualifies for the Preservation Development Goal

2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	A/R	F	101	7,500,000	N	N	N	Y	N	N	1	15	\$59,851.49	C	Y	Y	66
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One Application that qualifies for the Permit Ready Development Goal

2026-1335A	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	10,500,000	N	N	N	N	Y	N	1	15	\$33,744.00	A	Y	Y	18
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One Application that qualifies for the Private Entity Application Goal

none

RFA 2025-205 Board Approved Preliminary Awards

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Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	HUD QM Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

None

Medium County Application(s)

2026-0975	Dominican Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	5,140,000	N	Y	N	N	N	N	1	21	\$22,977.00	A	Y	Y	9
2026-14655	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	5,500,000	N	Y	N	N	N	N	1	21	\$20,931.43	A	N	Y	43
2026-08585	Magnolia Gardens	Volusia	M	Mark Kemp	Mansemar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	4,100,000	Y	N	N	N	N	N	1	15	\$39,963.64	A	Y	Y	17

Large County Application(s)

2026-09095A	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	10,200,000	Y	N	N	N	N	N	1	15	\$51,323.17	A	Y	Y	43
2026-0715A	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	5,500,000	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	26
2026-15085A	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	3,561,000	N	N	N	N	N	N	1	15	\$50,468.00	A	Y	Y	46
2026-1125A	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,000,000	Y	N	N	N	N	N	1	15	\$61,143.92	B	Y	Y	91

On December 12, 2025, 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.

Exhibit B

RFA 2025-205 Board Approved Scoring Results

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Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Incentive	Lottery Number
Eligible Applications																						
2026-0635A	Normandy Cove Phase II	Duval	L	Matthew A. Rieger	HTG Normandy II Developer, LLC	NC	F	99	5,416,700	Y	N	Y	N	N	N	N	1	21	C	Y	Y	60
2026-0645A	B'nai Brith Apartments, IV	Broward	L	Dennis J Rice	BREC Development, LLC	NC	E, Non-ALF	67	5,800,500	Y	Y	N	N	N	N	N	1	15	B	Y	Y	61
2026-0655A	Pinnacle at Cypress, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	96	9,800,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	27
2026-0669S	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Rockledge Developer, LLC	NC	F	90	3,742,000	Y	N	Y	N	N	N	N	1	19	B	Y	Y	80
2026-0678SA	Fifth Street Apartments	Manatee	M	C. Hunter Nelson	ECG Fifth Street Developer, LLC	NC	F	90	4,183,100	Y	N	Y	N	N	N	N	1	19	B	Y	Y	52
2026-0685A	Pinnacle at Audubon Place	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	116	10,600,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	54
2026-0695A	Tamarac Terrace	Broward	L	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	NC	E, Non-ALF	100	8,250,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	35
2026-0708S	350 Overtown	Miami-Dade	L	Sydne Garchik	MRK Partner Inc.; SFCLT 350 Dev MM LLC	NC	F	173	8,000,000	Y	N	Y	N	N	N	N	1	19	C	Y	Y	23
2026-0715A	Citrus Gardens	Orange	L	Louis A. Knoble	TWG Development, LLC	NC	F	96	5,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	26
2026-0725A	Leon Landing	Duval	L	Louis A. Knoble	TWG Development, LLC	NC	F	95	5,319,700	Y	N	N	N	N	N	N	1	15	A	Y	Y	67
2026-0735A	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	280	12,000,000	Y	N	Y	N	N	N	N	1	21	B	Y	Y	34
2026-0745A	Merlin Crossing	Duval	L	Jeffrey J. Woca	The Woda Group, Inc.	NC	E, Non-ALF	112	10,098,859	Y	Y	N	N	N	N	N	1	15	C	Y	Y	77
2026-0758SA	Pinnacle at Tropical Crossings	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	110	9,115,000	Y	Y	N	N	N	Y	N	1	15	B	Y	Y	89
2026-0768SA	Benschley Manor	Orange	L	Julie von Weiler	Benschley Manor Developer, LLC	NC	E, Non-ALF	100	8,500,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	92
2026-0778SA	Peregrine Village	Orange	L	Deion R. Lowery	EDER Development, LLC	NC	E, Non-ALF	98	12,000,000	Y	Y	N	N	N	N	N	1	15	C	Y	Y	3
2026-0788SA	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	NC	F	80	4,850,900	Y	N	N	N	N	N	N	1	15	A	Y	Y	30
2026-0808SA	Hibiscus Pointe	Orange	L	Michael Ruane	CORE Hibiscus Pointe Developer LLC	NC	E, Non-ALF	75	7,673,200	Y	Y	N	N	N	N	N	1	15	C	Y	Y	11
2026-0818SA	Autumn Breeze	Leon	M	Michael Ruane	CORE Autumn Breeze Developer LLC	NC	E, Non-ALF	90	9,594,900	Y	Y	N	N	N	N	N	1	15	C	Y	Y	47

RFA 2025-205 Board Approved Scoring Results

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Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	Total \$Mil. Request (\$AIL + EU)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	A/B/C Leveraging	Proximity Funding Preference	Florida 700 Creation Preference	Lottery Number
2025-0825A	Metro Grande i	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	108	3,000,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	12
2026-0845A	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	120	8,793,200	Y	Y	N	N	N	N	N	1	15	B	Y	Y	21
2026-0858S	Magnolia Gardens	Volusia	M	Mark Kemp	Mansermer Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	4,100,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	17
2026-0868SA	Harvest Point Senior Phase II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	8,000,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	81
2026-0878SA	Southward Village CNI Phase 3	Lee	L	Vincent R. Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	82	10,101,500	Y	Y	N	N	N	N	N	1	15	C	Y	Y	3
2026-0888SA	Harvest Point Phase II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	112	8,000,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	84
2026-0895A	Cathedral Commons	Duval	L	Joseph J. Chambers	CDG Cathedral Developer, LLC; IWR Cathedral Developer, LLC	NC	F	120	9,206,200	Y	N	N	N	N	N	N	1	15	B	Y	Y	51
2026-0908SA	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	10,200,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	43
2026-0918SA	Bayside Gardens	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	NC	F	96	8,386,100	Y	N	N	N	N	N	N	1	15	C	Y	Y	49
2026-0925A	Luna Landing Family New Construction	Pasco	M	Katessa G. Archer	Port Richey Leased Housing Development V, LLC	NC	F	216	10,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	5
2026-0935A	Oakview Place	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	100	7,700,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	78
2026-0945A	Gallery at SoMi Parc Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Phase Two Developer, LLC	NC	F	323	9,500,000	Y	N	Y	N	N	N	N	1	21	A	Y	Y	7
2026-0955A	The View at Central City	Broward	L	J. David Heller	View at Central City Developer LLC; WCZ Development LLC	NC	E, Non-ALF	120	10,500,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	56
2026-0968SA	DeSoto Senior Apartments	Manatee	M	J. David Heller	DeSoto Senior Developer LLC; WCZ Development LLC	NC	E, Non-ALF	160	10,500,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	62
2026-0975	Dominium Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	5,140,000	Y	N	Y	N	N	N	N	1	21	A	Y	Y	9

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2026-0985A	Liberty Square Phase Six	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Six Developer, LLC	NC	F	288	4,000,000	Y	N	Y	N	N	N	N	1	20	A	Y	Y	31
2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; SHA Development, LLC	A/R	F	101	7,500,000	Y	N	N	N	Y	N	N	1	15	C	Y	Y	66
2026-100BSA	Valencia at Twin Lakes	Polk	L	Michael Ruane	CORE Valencia at Twin Lakes Developer LLC	NC	E, Non-ALF	96	10,798,000	Y	Y	N	N	N	N	N	1	15	C	Y	Y	40
2026-1015A	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	F	120	10,200,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	79
2026-1025A	JR Tower	Pinellas	L	Scott MacDonald	Blue JRT Developer, LLC	NC	F	150	9,000,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	45
2026-1035A	Congress Street Apartments	Pasco	M	C. Hunter Nelson	ECG Pasco 1 Developer, LLC	NC	F	127	10,500,000	Y	N	Y	N	N	N	N	1	19	C	Y	Y	83
2026-1045A	Cedars Edge Apartment Homes	Duval	L	Jared M Houser	Pedcor Development Associates, LLC	NC	F	192	10,000,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	76
2026-105BSA	Harbour Oaks	Indian River	M	Jared M Houser	Pedcor Development Associates, LLC	NC	F	212	10,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	28
2026-106BSA	Wedgewood	Hernando	M	Jared M Houser	Pedcor Development Associates, LLC	NC	F	192	10,000,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	29
2026-1075A	Warfield Heights	Broward	L	J. David Heller	Warfield Heights Developer LLC; WCZ Development LLC	NC	E, Non-ALF	150	12,000,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	85
2026-108S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	12,000,000	Y	N	Y	N	N	N	N	1	20	B	Y	Y	37
2026-109BSA	Sunrise Commons	Brevard	M	Janet M Stringfellow	L&E Community, LLC; VDAF Ortus Developer, LLC	NC	E, Non-ALF	88	8,145,300	Y	Y	N	N	N	N	N	1	15	C	Y	Y	44
2026-1105A	Westside Phase II	Volusia	M	Darren Smith	NSDHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	NC	F	96	10,223,400	Y	N	N	N	N	N	N	1	15	C	Y	Y	24
2026-111BS	Sound Meadows	St. Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	180	9,734,500	Y	N	Y	N	N	N	N	1	19	C	Y	Y	87
2026-1125A	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,000,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	91
2026-113S	Palmera	Osceola	M	Christopher P. Barnes	BG Kissimmee Developer 1 LLC	NC	F	300	9,625,000	Y	N	Y	N	N	N	N	1	20	B	Y	Y	6
2026-114S	One North	Hillsborough	L	Christopher P. Barnes	BG Tampa Developer 1 LLC	NC	F	180	6,330,000	Y	N	Y	N	N	N	N	1	19	B	Y	Y	55
2026-115BSA	CGPA Parcel B	Orange	L	Daniel Coakley	CGPA Parcel B Developer, LLC	NC	F	140	10,900,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	14

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2026-116BS	Tori Meadows	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	180	5,200,000	Y	N	Y	N	N	N	N	1	21	A	Y	Y	68
2026-117SA	Mobbly Shores	Hillsborough	L	Kenneth Naylor	Mobbly Shores Development, LLC	NC	F	159	5,300,000	Y	N	Y	N	N	N	N	1	21	A	Y	Y	36
2026-118SA	Ekos Paseo Al Mar	Hillsborough	L	Christopher L. Shear	MHP Hillsborough I Developer, LLC	NC	F	160	12,000,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	93
2026-119SA	351 Pompano	Broward	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	130	9,900,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	75
2026-120BSA	FBC Affordable P1A	Brevard	M	Daniel Coakley	FBC Affordable P1A Developer, LLC	NC	E, Non-ALF	156	10,500,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	53
2026-121BSA	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	NC	F	160	5,500,000	Y	N	Y	N	N	N	N	1	21	A	Y	Y	57
2026-122SA	Dominium Cocoa West	Brevard	M	Katessa G. Archer	Cocoa Leased Housing Development III, LLC	NC	F	360	10,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	65
2026-123BSA	Hartford Apartments	Pinellas	L	Michael Lundy	Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg	NC	F	75	6,356,500	Y	N	N	N	N	N	N	1	15	B	Y	Y	22
2026-124SA	8th Avenue Commons	Broward	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	110	8,700,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	38
2026-125SA	Ekos at Bayonet Point III	Pasco	M	Christopher L. Shear	MHP Pasco III Developer, LLC	NC	F	126	7,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	19
2026-126BS	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	F	255	10,000,000	Y	N	Y	N	N	N	N	1	16	B	Y	Y	63
2026-128BS	Aura at Silver Lake	Lake	M	Jose J. Figueroa	Silver Lake Developer, LLC	NC	F	256	10,500,000	Y	N	Y	N	N	N	N	1	19	B	N	Y	59
2026-129BSA	The Beacon at Bayside	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	92	10,255,400	Y	Y	N	N	N	N	N	1	15	C	Y	Y	8
2026-130BSA	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	8,400,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	82
2026-131SA	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	8,840,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	2
2026-132SA	Ekos Melrose Mansors	Broward	L	Christopher L. Shear	MHP Broward II Developer, LLC	NC	E, Non-ALF	144	11,000,000	Y	Y	N	N	N	N	N	1	15	A	Y	Y	50
2026-133SA	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	10,500,000	Y	N	N	N	N	Y	N	1	15	A	Y	Y	18

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Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	Total SAIL Request (SAIL + EU)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	A/B/C Leveraging	Proximity Funding Preference	Florida 700+ Creation Preference	Lottery Number
2026-135SA	Palm Bluff Commons	Pinellas	L	Brett Green	Archway Palm Bluff Commons Developer, LLC; Rise Development Corporation	NC	F, Non-ALF	120	12,000,000	Y	Y	N	N	N	N	N	1	15	C	Y	Y	72
2026-136BSA	Latitude 30 Villas	Bay	M	Renee Sandell	Paces Preservation Partners, LLC	NC	E, Non-ALF	80	6,186,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	20
2026-137SA	Catherine Flon Estates	Miami-Dade	L	Nikul A Inamdar	Catherine Flon Estates Developer, LLC	NC	F	1/4	5,000,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	70
2026-138SA	Osprey Sound Phase 2	Orange	L	Jonathan A. Gruskin	Osprey 2 Developer LP; n/a; n/a	NC	E, Non-ALF	102	11,000,000	Y	Y	N	N	N	N	N	1	10	C	Y	Y	42
2026-139BSA	Belmar Cove	Brevard	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	120	9,000,000	Y	N	N	N	N	N	N	1	15	B	Y	Y	10
2026-140BSA	River Fox Commons	Lake	M	Renee Sandell	Paces Preservation Partners, LLC	NC	E, Non-ALF	92	7,150,000	Y	Y	N	N	N	N	N	1	15	B	Y	Y	39
2026-141BSA	Autumn Palms North Port	Sarasota	M	Michael Allan	ReVital Development Group, LLC	NC	F	84	3,949,700	Y	N	N	N	N	N	N	2	15	A	N	Y	48
2026-142BSA	Lotus Grove	Seminole	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	277	10,500,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	90
2026-144BSA	Ardent Blu Senior Apartments	Bay	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	E, Non-ALF	96	9,743,212	Y	Y	N	N	N	N	N	1	15	C	Y	Y	4
2026-145BSA	The Adderley 2	Hillsborough	L	Scott Macdonald	Blue TA2 Developer, LLC	NC	E, Non-ALF	100	8,151,300	Y	Y	N	N	N	N	N	1	15	B	Y	Y	16
2026-146BS	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	5,500,000	Y	N	Y	N	N	N	N	1	21	A	N	Y	41
2026-147BSA	Pine Cove at Second	Broward	L	Tony Guadagnino	Stone Soup Development, Inc.; Woodward Housing, LLC; Deerfield Beach Housing Authority	NC	F	110	12,000,000	Y	N	N	N	N	N	N	1	15	C	Y	Y	86
2026-148BSA	Palm Cove Residences	Broward	L	Annette Mitchell	Stone Soup Development, Inc.; Woodward Housing, LLC; Deerfield Beach Housing Authority	NC	E, Non-ALF	91	11,465,000	Y	Y	N	N	N	N	N	1	10	C	Y	Y	73
2026-149BSA	New Life Seniors	Orange	L	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	NC	E, Non-ALF	85	10,624,600	Y	Y	N	N	N	N	N	1	5	C	Y	Y	69
2026-150BSA	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	3,561,000	Y	N	N	N	N	N	N	1	15	A	Y	Y	46
2026-152BSA	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Naylor	Culmer Gardens on 5th St Development, LLC	NC	F	200	5,200,000	Y	N	Y	Y	N	N	N	1	19	A	Y	Y	71

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2026-1538SA	Bradley Pines	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	F	144	11,670,305	Y	N	N	N	N	N	N	1	15	B	Y	Y	15
2026-1548SA*	Bradley Gardens	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	84	8,026,328	Y	Y	N	N	N	Y	N	1	15	C	Y	Y	74
2026-1558SA	Autumn Palms Fort Myers	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	F	72	6,989,406	Y	N	N	N	N	N	N	1	15	C	Y	Y	25

Ineligible Applications

2026-0798SA	Skyline Square	Alachua	M	Michael Ruane	CORE Skyline Square North Developer LLC	NC	E, Non-ALF	90	9,839,700	N	Y	N	N	N	N	N	2	15	B	Y	Y	88
2026-0838SA	Bellevue Manor	Pinellas	L	Patrick E. Law	ARD Bellevue Manor, LLC; New South Residential, LLC	NC	E, Non-ALF	84	4,905,900	N	Y	N	N	N	N	N	1	15	A	Y	Y	32
2026-1278S	Gwen Cherry	Miami-Dade	L	David Burstyn	Magasi Redwood GC Developer I, LLC	NC	E, Non-ALF	150	11,000,000	N	Y	N	N	N	N	N	1	10	B	Y	Y	13
2026-1348S	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	A/R	F	76	4,562,770	N	N	N	N	Y	N	N	1	10	B	Y	Y	64
2026-1438SA	Westview Apartments	Miami-Dade	L	Tanya Eastwood	Harmony Housing Affordable Development Inc.; Westview RE LLC	NC	F	195	12,000,000	N	N	Y	N	N	N	N	1	9	C	N	Y	58
2026-1518S	Reserve at Aspen Lakes	Miami-Dade	L	Kathy Makino-Telpitz	Reserve at Aspen Lakes Developer LLC	A/R	F	225	9,000,000	N	N	N	N	N	N	N	1	15	A	Y	Y	33

*Corporation Funding Per Set-Aside was revised during scoring. This affected the A/B/C Leveraging Classification.

On December 12, 2025, 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.