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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

October 29, 2025

**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 2025-213, 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. 2026-005BS, Culmer Apartments III, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on October 24, 2025, concerning Request for Applications 2025-213, Live Local SAIL Financing for 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,

Christopher Lunny

|                                 |             |
|---------------------------------|-------------|
| Total Live Local SAIL Funding   | 100,000,000 |
| Total Live Local SAIL Allocated | 99,936,777  |
| Total Live Local SAIL Remaining | 63,223      |

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 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

|                                                                                              |                  |
|----------------------------------------------------------------------------------------------|------------------|
| Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals: | \$ 18,788,777.00 |
|----------------------------------------------------------------------------------------------|------------------|

| 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) | Publicly Owned Lands Development Goal | Youth Aging Out of Foster Care Goal | Urban In-Fill Development | Mixed-Use Development | Elderly, Mixed-Use Development | Florida Keys Area Goal | Permit Ready Goal | Priority Level | Total Points | Tier Level | A/B/C Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|-------------------------------------|-------------------|------|-------|------------------------------------------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|------------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|-------------------------------------|-------------------|------|-------|------------------------------------------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|------------------|------------------------------|---------------------------------|----------------|

Goal to fund one Family Development that qualifies for the Public Lands Development Goal

|           |                  |            |   |               |                              |   |     |            |   |   |   |   |   |   |   |   |    |   |   |   |   |    |
|-----------|------------------|------------|---|---------------|------------------------------|---|-----|------------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|
| 2026-026S | Claude Pepper II | Miami-Dade | L | David Burstyn | Redwood CP Developer II, LLC | F | 255 | 12,000,000 | Y | Y | Y | N | N | N | N | 1 | 10 | 1 | A | Y | Y | 10 |
|-----------|------------------|------------|---|---------------|------------------------------|---|-----|------------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|

Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

MET ABOVE

Goal to fund at least one Family Development that qualifes for the Urban Infill Development Goal, if not met above

MET ABOVE

Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal

|            |                       |            |   |                 |                           |            |     |           |   |   |   |   |   |   |   |   |    |   |   |   |   |    |
|------------|-----------------------|------------|---|-----------------|---------------------------|------------|-----|-----------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|
| 2026-021BS | Pinnacle at Southland | Miami-Dade | L | David O. Deutch | Pinnacle Communities, LLC | E, Non-ALF | 100 | 6,117,000 | N | N | N | Y | Y | N | N | 1 | 10 | 1 | C | Y | Y | 34 |
|------------|-----------------------|------------|---|-----------------|---------------------------|------------|-----|-----------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|

Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal

|            |                 |        |   |                 |                       |   |     |            |   |   |   |   |   |   |   |   |    |   |   |   |   |   |
|------------|-----------------|--------|---|-----------------|-----------------------|---|-----|------------|---|---|---|---|---|---|---|---|----|---|---|---|---|---|
| 2026-018BS | Lofts at Trumbo | Monroe | S | James R. Hoover | TVC Development, Inc. | F | 150 | 16,315,000 | Y | N | Y | N | N | Y | N | 1 | 10 | 1 | C | Y | Y | 6 |
|------------|-----------------|--------|---|-----------------|-----------------------|---|-----|------------|---|---|---|---|---|---|---|---|----|---|---|---|---|---|

Goal to fund one Priority 1 Application that qualifies for the Permit Ready Development Goal

|            |             |            |   |                 |                     |   |     |           |   |   |   |   |   |   |   |   |    |   |   |   |   |    |
|------------|-------------|------------|---|-----------------|---------------------|---|-----|-----------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|
| 2026-017BS | Aura Living | Miami-Dade | L | Jose J Figueroa | Aura Developer, LLC | F | 210 | 6,000,000 | N | Y | Y | N | N | N | Y | 1 | 10 | 1 | A | Y | Y | 43 |
|------------|-------------|------------|---|-----------------|---------------------|---|-----|-----------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|

Goal to fund at least one Family Application that qualifes for the Mixed-Use Development Goal, if not met above

MET ABOVE

Remaining Funding

|            |                           |              |   |                      |                              |   |     |            |   |   |   |   |   |   |   |   |    |   |   |   |   |    |
|------------|---------------------------|--------------|---|----------------------|------------------------------|---|-----|------------|---|---|---|---|---|---|---|---|----|---|---|---|---|----|
| 2026-001S  | Hollywood Vista           | Broward      | L | Matthew A. Rieger    | HTG Vista Developer, LLC     | F | 118 | 7,316,000  | Y | Y | Y | Y | N | N | N | 1 | 10 | 1 | B | Y | Y | 8  |
| 2026-013S  | Skyway Flats              | Pinellas     | L | C. Hunter Nelson     | ECG Pinellas Developer, LLC  | F | 174 | 8,300,000  | N | Y | Y | N | N | N | N | 1 | 10 | 1 | B | Y | Y | 32 |
| 2026-042S  | Orange on 14th Street     | Manatee      | M | Brian K Swanton      | Gorman & Company, LLC        | F | 174 | 10,788,000 | N | N | Y | N | N | N | N | 1 | 10 | 1 | C | Y | Y | 17 |
| 2026-033BS | RPV Parcel C              | Hillsborough | L | Daniel Coakley       | RPV Parcel C Developer, LLC  | F | 205 | 14,400,000 | Y | Y | Y | N | N | N | N | 1 | 10 | 2 | A | Y | Y | 19 |
| 2026-006S  | Ekos at Bayonet Point III | Pasco        | M | Christopher L. Shear | MHP Pasco III Developer, LLC | F | 126 | 8,000,777  | N | N | Y | N | N | N | N | 1 | 10 | 2 | A | Y | Y | 20 |

RFA 2025-213 – Board Approved Preliminary Awards

| 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) | Publicly Owned Lands Development Goal | Youth Aging Out of Foster Care Goal | Urban In-Fill Development | Mixed-Use Development | Elderly, Mixed-Use Development | Florida Keys Area Goal | Permit Ready Goal | Priority Level | Total Points | Tier Level | A/B/C Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------|---------|-------------|-------------------------------------|-------------------------------------------------------------------------|------|-------|------------------------------------------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|------------------|------------------------------|---------------------------------|----------------|
| 2026-024BS         | GHA Build First Site           | Alachua | M           | Renee Sandell                       | Paces Preservation Partners, LLC; GHA Development, LLC                  | F    | 72    | 4,100,000                                            | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A                | Y                            | Y                               | 26             |
| 2026-002BS         | Twin Lakes Estates - Phase III | Polk    | L           | Matthew A. Rieger                   | HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc. | F    | 92    | 6,600,000                                            | Y                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 1              | 10           | 2          | B                | Y                            | Y                               | 33             |

On October 24, 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 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 2025-213 - Board Approved Scoring Results

| Application Number    | Name of Development            | County     | County Size | Name of Authorized Principal Representative | Name of Developer                                                       | Development Type | Demo       | Units | Total Live Local SAIL Request Amount (SAIL plus ELI) | Eligible For Funding? | Publicly Owned Lands Development Goal | Youth Aging Out of Foster Care Goal | Urban In-Fill Development | Mixed-Use Development | Elderly, Mixed-Use Development | Florida Keys Area Goal | Permit Ready Goal | Priority Level | Total Points | Tier Level | A/B/C | Leveraging Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|-----------------------|--------------------------------|------------|-------------|---------------------------------------------|-------------------------------------------------------------------------|------------------|------------|-------|------------------------------------------------------|-----------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|-------|-----------------------------------------|---------------------------------|----------------|
| Eligible Applications |                                |            |             |                                             |                                                                         |                  |            |       |                                                      |                       |                                       |                                     |                           |                       |                                |                        |                   |                |              |            |       |                                         |                                 |                |
| 2026-001S             | Hollywood Vista                | Broward    | L           | Matthew A. Rieger                           | HTG Vista Developer, LLC                                                | HR               | F          | 118   | 7,316,000                                            | Y                     | Y                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 1              | 10           | 1          | B     | Y                                       | Y                               | 8              |
| 2026-002BS            | Twin Lakes Estates - Phase III | Polk       | L           | Matthew A. Rieger                           | HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc. | G                | F          | 92    | 6,600,000                                            | Y                     | Y                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                                       | Y                               | 33             |
| 2026-004S             | Gallery at SoMi Parc Phase Two | Miami-Dade | L           | Alberto Milo, Jr.                           | Gallery at SoMi Parc Phase Two Developer, LLC                           | HR               | F          | 323   | 12,750,000                                           | Y                     | Y                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | A     | Y                                       | Y                               | 47             |
| 2026-005BS            | Culmer Place on 10th           | Miami-Dade | L           | Kenneth Naylor                              | APC Culmer Development III, LLC                                         | HR               | F          | 276   | 15,250,000                                           | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | B     | Y                                       | Y                               | 2              |
| 2026-006S             | Ekos at Bayonet Point III      | Pasco      | M           | Christopher L. Shear                        | MHP Pasco III Developer, LLC                                            | MR 5/6           | F          | 126   | 8,000,777                                            | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 20             |
| 2026-007S             | Residences at the Carver       | Miami-Dade | L           | Kenneth Naylor                              | Carver Theater Development, LLC                                         | HR               | F          | 71    | 3,000,000                                            | Y                     | Y                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 3              |
| 2026-008S             | Gallery at Cross Creek         | Broward    | L           | Alberto Milo, Jr.                           | Gallery at Cross Creek Developer, LLC                                   | HR               | F          | 279   | 18,000,000                                           | Y                     | Y                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 29             |
| 2026-009S             | Rainbow Village II             | Miami-Dade | L           | Matthew A. Rieger                           | RGC Phase II Developer, LLC                                             | HR               | F          | 280   | 17,000,000                                           | Y                     | Y                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 31             |
| 2026-010S             | Pinellas Heights II            | Pinellas   | L           | Neil Brickfield                             | Newstar Development, LLC; PCHA Development, LLC                         | MR 5/6           | E, Non-ALF | 132   | 12,540,000                                           | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | C     | Y                                       | Y                               | 14             |
| 2026-011BS            | 350 Overtown                   | Miami-Dade | L           | Sydne Garchik                               | MRK Partners Inc.; SFCLT 350 Dev MM LLC                                 | HR               | F          | 173   | 8,000,000                                            | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 5            | 1          | B     | Y                                       | Y                               | 45             |
| 2026-012BS            | Village Oaks Apartments        | Escambia   | M           | C. Hunter Nelson                            | ECG Village Oaks Developer, LLC                                         | G                | F          | 186   | 13,500,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                                       | Y                               | 15             |
| 2026-013S             | Skyway Flats                   | Pinellas   | L           | C. Hunter Nelson                            | ECG Pinellas Developer, LLC                                             | MR 5/6           | F          | 174   | 8,300,000                                            | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | B     | Y                                       | Y                               | 32             |
| 2026-014S             | DeSoto Apartments II           | Manatee    | M           | J. David Heller                             | DeSoto Apartments II Developer LLC; WCZ Development LLC                 | MR 4             | F          | 200   | 13,500,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                                       | Y                               | 11             |
| 2026-015BS            | Merlin Crossing                | Duval      | L           | Jeffrey J. Woda                             | The Woda Group, Inc.                                                    | MR 5/6           | F          | 112   | 12,439,477                                           | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | C     | Y                                       | Y                               | 4              |
| 2026-016BS            | FBC Affordable P1B             | Brevard    | M           | Daniel Coakley                              | FBC Affordable P1B Developer, LLC                                       | MR 5/6           | F          | 167   | 12,200,000                                           | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                                       | Y                               | 24             |
| 2026-017BS            | Aura Living                    | Miami-Dade | L           | Jose J. Figueroa                            | Aura Developer, LLC                                                     | HR               | F          | 210   | 6,000,000                                            | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | Y                 | 1              | 10           | 1          | A     | Y                                       | Y                               | 43             |
| 2026-018BS            | Lofts at Trumbo                | Monroe     | S           | James R. Hoover                             | TVC Development, Inc.                                                   | MR 4             | F          | 150   | 16,315,000                                           | Y                     | Y                                     | N                                   | Y                         | N                     | N                              | Y                      | N                 | 1              | 10           | 1          | C     | Y                                       | Y                               | 6              |
| 2026-019S             | Liberty Square Phase Six       | Miami-Dade | L           | Alberto Milo, Jr.                           | Liberty Square Phase Six Developer, LLC                                 | HR               | F          | 288   | 3,000,000                                            | Y                     | Y                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 9              |
| 2026-020BS            | Santa Cruz Isles               | Miami-Dade | L           | Lewis V Swezy                               | RS Development Corp                                                     | HR               | F          | 270   | 13,350,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | B     | Y                                       | Y                               | 38             |

RFA 2025-213 - Board Approved Scoring Results

| Application Number | Name of Development        | County       | County Size | Name of Authorized Principal Representative | Name of Developer                                        | Development Type | Demo       | Units | Total Live Local SAIL Request Amount (SAIL plus ELI) | Eligible For Funding? | Publicly Owned Lands Development Goal | Youth Aging Out of Foster Care Goal | Urban In-Fill Development | Mixed-Use Development | Elderly, Mixed-Use Development | Florida Keys Area Goal | Permit Ready Goal | Priority Level | Total Points | Tier Level | A/B/C | Leveraging Proximity | Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|----------------------------|--------------|-------------|---------------------------------------------|----------------------------------------------------------|------------------|------------|-------|------------------------------------------------------|-----------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|-------|----------------------|--------------------|---------------------------------|----------------|
| 2026-021BS         | Pinnacle at Southland      | Miami-Dade   | L           | David O. Deutch                             | Pinnacle Communities, LLC                                | HR               | E, Non-ALF | 100   | 6,117,000                                            | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 1          | C     | Y                    | Y                  | 34                              |                |
| 2026-022BS         | CGPA Parcel A              | Orange       | L           | Daniel Coakley                              | CGPA Parcel A Developer, LLC                             | HR               | F          | 236   | 15,500,000                                           | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                    | Y                  | 37                              |                |
| 2026-023BS         | Pinnacle at Audubon Place  | Broward      | L           | David O. Deutch                             | Pinnacle Communities II, LLC                             | HR               | E, Non-ALF | 116   | 10,838,900                                           | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 36                              |                |
| 2026-024BS         | GHA Build First Site       | Alachua      | M           | Renee Sandell                               | Paces Preservation Partners, LLC; GHA Development, LLC   | MR 4             | F          | 72    | 4,100,000                                            | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                    | Y                  | 26                              |                |
| 2026-025BS         | The View at Central City   | Broward      | L           | J. David Heller                             | View at Central City Developer LLC ; WCZ Development LLC | HR               | E, Non-ALF | 120   | 10,500,000                                           | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 25                              |                |
| 2026-026S          | Claude Pepper II           | Miami-Dade   | L           | David Burstyn                               | Redwood CP Developer II, LLC                             | HR               | F          | 255   | 12,000,000                                           | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | A     | Y                    | Y                  | 10                              |                |
| 2026-027BS         | Annie Coleman 14           | Miami-Dade   | L           | David Burstyn                               | Magasi Redwood AC Developer I, LLC                       | HR               | F          | 181   | 3,000,000                                            | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                    | Y                  | 27                              |                |
| 2026-028BS         | Pinnacle on Sixth          | Palm Beach   | L           | David O. Deutch                             | Pinnacle Communities II, LLC                             | MR 5/6           | F          | 92    | 8,400,000                                            | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | C     | Y                    | Y                  | 39                              |                |
| 2026-029BS         | Notre Communaute           | Miami-Dade   | L           | Stephanie Berman                            | C4Dev Notre Communaute, LLC                              | HR               | F          | 144   | 10,500,000                                           | Y                     | N                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 41                              |                |
| 2026-030BS         | Poinciana Terrace          | Hillsborough | L           | Kenneth Naylor                              | Poinciana Terrace Development, LLC                       | MR 5/6           | F          | 120   | 10,135,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 18                              |                |
| 2026-031S          | Metro Grande I             | Miami-Dade   | L           | Mara S. Mades                               | Cornerstone Group Partners, LLC                          | HR               | F          | 108   | 3,000,000                                            | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                    | Y                  | 30                              |                |
| 2026-032S          | Mama Hattie's House        | Miami-Dade   | L           | Matthew A. Rieger                           | HTG Girl Power Developer, LLC                            | HR               | F          | 88    | 3,000,000                                            | Y                     | Y                                     | Y                                   | Y                         | Y                     | N                              | N                      | N                 | 2              | 10           | 2          | A     | Y                    | Y                  | 40                              |                |
| 2026-033BS         | RPV Parcel C               | Hillsborough | L           | Daniel Coakley                              | RPV Parcel C Developer, LLC                              | HR               | F          | 205   | 14,400,000                                           | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | A     | Y                    | Y                  | 19                              |                |
| 2026-034S          | Divers Cove                | Monroe       | S           | Brian K Swanton                             | Gorman & Company, LLC                                    | G                | F          | 79    | 14,860,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | Y                      | N                 | 1              | 10           | 2          | C     | Y                    | Y                  | 35                              |                |
| 2026-035BS         | Bromley Square             | Duval        | L           | Jonathan L. Wolf                            | Bromley Square Developer, LLC                            | G                | F          | 120   | 11,400,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | C     | Y                    | Y                  | 46                              |                |
| 2026-036S          | JR Tower                   | Pinellas     | L           | Scott Macdonald                             | Blue JRT Developer, LLC                                  | HR               | F          | 150   | 13,500,000                                           | Y                     | N                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 21                              |                |
| 2026-037BS         | Jones on Hogan             | Duval        | L           | Salvatore G. Leone                          | AGLL Development, LLC                                    | MR 4             | F          | 132   | 11,000,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 2          | C     | Y                    | Y                  | 23                              |                |
| 2026-038S          | Homestead Gardens Phase II | Miami-Dade   | L           | Mario Procida                               | DBC PROCIDA II LLC                                       | G                | F          | 88    | 8,360,000                                            | Y                     | Y                                     | Y                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 5            | 2          | C     | Y                    | Y                  | 1                               |                |
| 2026-041BS         | Arbors at Naranja          | Miami-Dade   | L           | Daniel F. Acosta                            | ACRUVA Community Developers, LLC                         | HR               | E, Non-ALF | 120   | 9,250,000                                            | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | B     | Y                    | Y                  | 13                              |                |
| 2026-042S          | Orange on 14th Street      | Manatee      | M           | Brian K Swanton                             | Gorman & Company, LLC                                    | MR 4             | F          | 174   | 10,788,000                                           | Y                     | N                                     | N                                   | Y                         | N                     | N                              | N                      | N                 | 1              | 10           | 1          | C     | Y                    | Y                  | 17                              |                |
| 2026-043S          | Edison Towers II           | Miami-Dade   | L           | Carol Gardner                               | TEDC Affordable Communities Inc.                         | HR               | E, Non-ALF | 96    | 9,120,000                                            | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | C     | Y                    | Y                  | 22                              |                |

RFA 2025-213 - Board Approved Scoring Results

| Application Number | Name of Development                  | County     | County Size | Name of Authorized Principal Representative | Name of Developer                                                       | Development Type | Demo       | Units | Total Live Local SAIL Request Amount (SAIL plus ELI) | Eligible For Funding? | Publicly Owned Lands Development Goal | Youth Aging Out of Foster Care Goal | Urban In-Fill Development | Mixed-Use Development | Elderly, Mixed-Use Development | Florida Keys Area Goal | Permit Ready Goal | Priority Level | Total Points | Tier Level | A/B/C | Leveraging Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------------|------------|-------------|---------------------------------------------|-------------------------------------------------------------------------|------------------|------------|-------|------------------------------------------------------|-----------------------|---------------------------------------|-------------------------------------|---------------------------|-----------------------|--------------------------------|------------------------|-------------------|----------------|--------------|------------|-------|-----------------------------------------|---------------------------------|----------------|
| 2026-047BS         | David M. Pemberton Senior Residences | Miami-Dade | L           | Willie Logan                                | Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group | HR               | E, Non-ALF | 133   | 9,000,000                                            | Y                     | N                                     | N                                   | N                         | Y                     | Y                              | N                      | N                 | 1              | 10           | 2          | A     | Y                                       | Y                               | 44             |

Ineligible Applications

|            |                      |              |   |                      |                                                     |        |            |     |            |   |   |   |   |   |   |   |   |   |    |   |   |   |   |    |
|------------|----------------------|--------------|---|----------------------|-----------------------------------------------------|--------|------------|-----|------------|---|---|---|---|---|---|---|---|---|----|---|---|---|---|----|
| 2026-003S  | Ekos Melrose Manors  | Broward      | L | Christopher L. Shear | MHP Melrose Developer, LLC                          | HR     | E, Non-ALF | 120 | 11,169,600 | N | N | N | N | Y | Y | N | N | 1 | 10 | 2 | B | Y | Y | 5  |
| 2026-039S  | Ekos Paseo Al Mar    | Hillsborough | L | Christopher L. Shear | MHP Hillsborough I Developer, LLC                   | MR 5/6 | F          | 230 | 17,000,000 | N | N | N | N | N | N | N | N | 1 | 10 | 2 | B | Y | Y | 16 |
| 2026-040BS | Bellevue Manor       | Pinellas     | L | Patrick E Law        | ARD Bellevue Manor, LLC; New South Residential, LLC | MR 5/6 | F          | 84  | 4,422,000  | N | N | Y | Y | N | N | N | N | 1 | 10 | 1 | A | Y | Y | 12 |
| 2026-044S  | West Grove Phase Two | Miami-Dade   | L | Kareem Brantley      | Integral Florida LLC                                | HR     | F          | 149 | 4,500,000  | N | Y | N | Y | N | N | N | N | 1 | 10 | 1 | A | Y | Y | 28 |
| 2026-045S  | Uptown Center        | Miami-Dade   | L | Kareem T Brantley    | Integral Florida LLC                                | HR     | F          | 179 | 12,000,000 | N | N | N | Y | Y | N | N | N | 1 | 10 | 2 | A | Y | Y | 7  |
| 2026-046BS | Ashley East Tampa    | Hillsborough | L | Kareem T Brantley    | Integral Florida LLC                                | MR 5/6 | F          | 118 | 7,800,000  | N | Y | N | Y | N | N | N | N | 1 | 10 | 2 | B | N | Y | 42 |

On October 24, 2025, 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.