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FLORIDA HOUSING
FINANCE CORPORATION

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September 30, 2026

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 2026-201, 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. 2027-125C, CORE Warrington Senior LLLP, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on September 25, 2026, concerning Request for Applications 2026-201, Housing Credit Financing For Affordable Housing Developments Located In Small and Medium Counties.

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 HC for Medium Counties in RFA	21,505,240	Total HC for Small Counties in RFA	1,944,030
Total HC Allocated to Medium Counties	21,385,000	Total HC Allocated to Small Counties	1,938,688
Plus Unallocated Small County funding	5,342.00		
Total HC for Medium Counties Remaining	125,582	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	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund four Medium County Applications that qualify for the Local Government Area of Opportunity Goal

2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	11
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	72
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	A	N	Y	1	Y	Y	4
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	37

Goal to fund one Application that qualifies for the SunRail Goal

2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	A	Y	N	2	Y	Y	10
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Small County Applications

2027-092C	Cottondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	2
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Goal to fund one Medium County Application with a Demographic commitment of Family that selects and qualifies for the Geographic Areas of Opportunity / SADDA Goal

2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	A	Y	Y	1	Y	Y	6
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Up to two Medium County Applications that qualify for either the LGAO Funding Goal OR GAO/ SADDA Goal, with preference for Non-Profit Application if NP Goal not yet met

2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	A	Y	N	2	Y	Y	3
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	A	Y	Y	1	Y	Y	21

On September 25, 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 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation	Lottery Number	
Eligible Applications																																
2027-076C	Platform at DeLand	Volusia	M	Christopher L. Eisenzimmer	BRAD Platform at DeLand Developer, LLC	F	86	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	71	
2027-077C	Pinnacle at Moore's Creek	St. Lucie	M	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$216,290.17	A	Y	N	2	Y	Y	2	
2027-078C	Pinnacle on Grand	Pasco	M	David O. Deutch	Pinnacle Communities II, LLC	F	86	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	47	
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$254,929.93	A	N	Y	1	Y	Y	37	
2027-080C	White Dove Court	Clay	M	Deion R. Lowery	DDER Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$207,506.25	A	Y	N	2	Y	Y	66	
2027-081C	Murdock Square	Charlotte	M	Matthew A. Rieger	HTG Murdock Developer, LLC	F	88	\$2,799,412	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$226,322.92	A	Y	N	2	Y	Y	7	
2027-082C	Pinnacle Station	Osceola	M	David O. Deutch	Pinnacle Communities II, LLC; DDER Development, LLC	E, Non-ALF	90	\$2,800,000	1	N	N		Y	N	N	Y	1	N	N	10	Y	Y	NC	\$207,993.74	A	Y	N	2	Y	Y	59	
2027-083C	Renaissance Hall Senior Living	Collier	M	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	78	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	Y	10	N	Y	NC	\$253,447.40	A	Y	N	2	Y	Y	44	
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$257,991.20	A	N	Y	1	Y	Y	4	
2027-086C	Leah Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	F	120	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$178,500.00	A	Y	N	2	Y	Y	46	
2027-087C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	84	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$225,918.31	A	N	Y	2	Y	Y	49	
2027-088C	Royal Park Seniors	Alachua	M	Lindsay Sammons	BDG Royal Park Seniors Developer, LLC	E, Non-ALF	86	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,760.87	A	Y	Y	1	Y	Y	70	
2027-089C	Legacy Grove	Volusia	M	Brett Green	Legacy Grove Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,000.00	A	Y	N	2	Y	Y	73	
2027-090C	Emerald Manor	Seminole	M	Scott Zimmerman	BDG Emerald Manor Developer, LLC	F	79	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$244,938.72	A	Y	N	2	Y	Y	43	
2027-091C	Sanford Breeze	Seminole	M	Matthew A. Rieger	HTG Loomis I Developer, LLC; Daytona Beach Housing Development Corporation	F	90	\$2,799,412	1	Y	N		N	N	N	Y	1	N	N	10	N	Y	NC	\$237,445.21	A	Y	N	2	Y	Y	12	
2027-092C	Cottondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$274,647.47	A	Y	Y	1	Y	Y	2	
2027-093C	Jupiter Greene	Columbia	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,944,030	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$275,404.25	A	Y	N	2	Y	Y	27	
2027-094C	Saddlewood Crossings	Marion	M	Scott Macdonald	Blue Casa 2 Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	9	
2027-095C	Remington Lofts	Putnam	S	Jeffrey J. Woda	The Woda Group, Inc.	F	48	\$1,922,884	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$306,459.64	B	Y	N	2	Y	Y	63	
2027-096C	Sebring Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,705,152	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$240,572.55	A	Y	N	2	Y	Y	28	
2027-097C	Palatka Senior	Putnam	S	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$227,590.78	A	Y	N	2	Y	Y	18	
2027-098C	The Preserve at Moon Lake	Pasco	M	Kenneth Naylor	Preserve at Moon Lake Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$232,938.37	A	Y	N	2	Y	Y	22	
2027-099C	Tavares Apartments	Lake	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,794,792	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$241,088.02	A	Y	N	2	Y	Y	20	
2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	N	Y	1	Y	Y	11	
2027-101C	Bradford Villas	Volusia	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	65	
2027-102C	Bromley Square	Pasco	M	Jonathan L. Wolf	Bromley Square Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	48	
2027-104C	Banyan Glades	Brevard	M	Scott Zimmerman	BDG Banyan Glades Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$237,150.00	A	Y	N	2	Y	Y	39	
2027-105C	Grandview Pointe	Osceola	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,599,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$200,894.58	A	Y	N	2	Y	Y	45	

Exhibit B

RFA 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SDDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-106C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	80	\$2,800,000	2	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	Y	NC	\$231,576.98	A	Y	N	2	Y	Y	24
2027-107C	Sandhill Commons Apartments	Sumter	M	Brian Swanton	Gorman & Company, LLC	F	56	\$1,806,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	17
2027-109C	Avalon Pointe	Clay	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,499,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$193,164.89	A	Y	N	2	Y	Y	32
2027-110C	The Pointe at Mossy Oak	Walton	S	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	72	\$1,939,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$206,018.75	A	Y	N	2	Y	Y	55
2027-111C	Ekos Melbourne Landings	Brevard	M	Christopher L. Shear	MHP Melbourne Landings Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$201,281.06	A	Y	N	2	Y	Y	30
2027-112C	Ekos at the Springs	Seminole	M	Christopher L. Shear	MHP Seminole I Developer, LLC	F	97	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$208,561.61	A	Y	N	2	Y	Y	52
2027-113C	Avira at Gainesville	Alachua	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	74
2027-114C	Avira at Redstone	Okaloosa	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	15
2027-115C	Bayside Pointe	Okaloosa	M	Brian Kimes	JES Dev Co, Inc.	F	82	\$2,600,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$235,284.15	A	Y	N	2	Y	Y	38
2027-116C	Orchard Springs	Columbia	S	Brian Kimes	JES Dev Co, Inc.	F	56	\$1,910,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$253,092.05	A	Y	N	2	Y	Y	29
2027-117C	High Croft	Citrus	M	Scott Macdonald	Blue Casa Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	31
2027-118C	Vesta at Osowaw	Hernando	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$250,340.74	A	Y	N	2	Y	Y	36
2027-119C	City Center at St. Cloud	Osceola	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.P.	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$256,511.11	A	Y	N	2	Y	Y	34
2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$220,549.50	A	Y	N	2	Y	Y	3
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	Y	Y	1	Y	Y	72
2027-123C	Grove at Theater Road Phase 2	Hardee	S	Eric C. Miller	NDA Developer, LLC	F	40	\$1,837,379	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$326,800.82	B	Y	N	2	Y	Y	41
2027-124C	Osprey Grove Apartments	Marion	M	Brian Swanton	Gorman & Company, LLC	F	72	\$2,322,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	42
2027-127C	Ardent Run at Wildwood	Sumter	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstone	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	1
2027-128C	Congress Street Apartments	Pasco	M	C. Hunter Nelson	ECG Pasco II Developer, LLC	F	96	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,431.25	A	Y	N	2	Y	Y	19
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	NC	\$224,914.81	A	Y	Y	1	Y	Y	21
2027-130C	Tranquility at Blue Angel Crossing	Escambia	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	14
2027-131C	Ardent Run	Indian River	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstone	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	64
2027-132C	Tranquility at Five Points	Santa Rosa	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; Nantahala Apartments, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	35
2027-133C	Tranquility at Lake City	Columbia	S	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; AHF Development, LLC	E, Non-ALF	60	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$235,470.63	A	Y	N	2	Y	Y	62

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of Pt Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SDDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-134C	Heron House Apartments	Citrus	M	Brian Swanton	Gorman & Company, LLC	F	64	\$2,064,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	60
2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	NC	\$241,570.82	A	Y	N	2	Y	Y	10
2027-138C	Vesta at Gemini	Volusia	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	71	\$2,400,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,304.74	A	N	N	2	Y	Y	58
2027-139C	Ardent at Gulf Breeze	Santa Rosa	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	90	\$2,720,000	1	N	Y	Brownstone	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$231,200.00	A	Y	N	2	Y	Y	56
2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	Y	1	Y	Y	6
2027-141C	Suntree Commons	Brevard	M	Benjamin Nayberg	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	F	82	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$272,546.10	B	Y	N	2	Y	Y	61
2027-142C	Bayou Bend Residences	Pasco	M	Kenneth Naylor	Bayou Bend Residences Development, LLC	F	92	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$239,574.67	A	Y	N	2	Y	Y	33
2027-144C	Solara at Defuniak	Walton	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	54	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$278,860.97	A	Y	N	2	Y	Y	67
2027-145C	The Residences at Pleasant Hill	Osceola	M	Kenneth Naylor	The Residences at Pleasant Hill Development, LLC	F	88	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$245,867.77	A	Y	N	2	Y	Y	51
2027-146C	Solara at Lake City	Columbia	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$272,312.98	A	Y	N	2	Y	Y	5
2027-147C	Ekos DeBary Station	Volusia	M	Christopher L. Shear	MHP Debary Station Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$223,125.00	A	N	N	2	Y	Y	68
2027-148C	Sandhill Grove Apartments	Pasco	M	Thom Amdur	Sandhill Grove Developer LLC	F	72	\$2,114,842	1	N	N		N	N	N	N	N/A	N	Y	10	N	Y	NC	\$208,972.83	A	Y	N	2	Y	Y	69
2027-149C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$625,487	1	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	N	A/R	\$65,537.52	A	Y	N	2	Y	Y	53

Ineligible Applications

2027-085C	Sugg Redevelopment	Manatee	M	Darren Smith	Fortis Sugg Redevelopment Developer, LLC; HACB Developer, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$244,442.36	A	Y	N	2	Y	Y	57
2027-103C	Madison Grove II	Osceola	M	Patrick E. Law	ARD Madison Grove II, LLC; New South Residential, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$237,214.23	A	N	Y	2	Y	Y	40
2027-108C	WaterVue at Lake Geneva	Lake	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.P.	F	92	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$255,000.00	A	N	Y	1	Y	Y	8
2027-120C	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	72	\$2,800,000	1	N	N		Y	N	Y	N	N/A	Y	Y	10	N	Y	NC	\$257,307.75	A	Y	N	2	Y	Y	54
2027-125C	Warrington Senior Living	Escambia	M	Michael Ruane	Heartland Development Group LLC; CORE Warrington Senior Developer LLC	E, Non-ALF	96	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	Y	10	N	Y	NC	\$212,463.34	A	Y	N	2	Y	Y	13
2027-126C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	120	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$192,750.25	A	Y	N	2	Y	Y	26

RFA 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-136C	Lang Milian Phase I	Monroe	S	Darren Smith	SHAG Lang Milian Developer, LLC; Key West Housing Development Corporation	F	48	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$265,949.58	A	Y	N	2	Y	Y	25
2027-137C	Lakeshore Ridge	Leon	M	Michael Ruane	Heartland Development Group LLC; CORE Lakeshore Ridge Developer LLC	F	84	\$2,690,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$230,352.82	A	Y	N	2	Y	Y	16
2027-143C	Cypress Grove	Alachua	M	Michael Ruane	Heartland Development Group LLC; CORE Cypress Grove Developer LLC	F	84	\$2,650,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$223,471.75	A	Y	N	2	Y	Y	50