VIA ELECTRONIC MAIL

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NOV 12 2026 8:00 AM
FLORIDA HOUSING
FINANCE CORPORATION

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

Re: RFA 2026-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits

Dear Madame Clerk:

On behalf of Applicant, Osprey 2 Owner LLC ("Osprey 2"), Application No. 2027-230S ("Osprey Sound II") and Developer, Osprey 2 Developer LP ("Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and RFA 2026-205. Osprey 2 and the Developer protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking, and selection of all applications submitted in response to RFA 2026-205.

This Notice is being filed within 72 hours (not including weekends or holidays) of the posting of the Preliminary Awards on Florida Housing's website on Friday, November 6, 2026 at 10:35 AM Eastern Time. A copy of Florida Housing's Preliminary Awards/Notice of Intended Decision is enclosed as part of this Notice.

Osprey 2 and the Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Osprey 2's and the Developer's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2026-205. Please return a date and time stamped copy of this Notice letter to me at yoni.gruskin@ulyssesdevelopment.com.

Sincerely,

OSPREY 2 OWNER LLC,
a Florida limited liability company

By OSPREY 2 UDG LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Jonathan A. Gruskin, Manager

RFA 2026-205 Board Approved Scoring Results

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)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
Eligible Applications																												
2027-151BS	Valencia at Twin Lakes	Polk	L	Michael Ruane	Heartland Development Group LLC; CORE Valencia Developer LLC	NC	E, Non-ALF	96	11,627,000		Y	N	N	N	N	N	1	N		10	Y	N	B	Y	0	Y	Y	33
2027-152BS	Hibiscus Pointe	Orange	L	Michael Ruane	Heartland Development Group LLC; CORE Hibiscus Pointe Developer LLC	NC	E, Non-ALF	75	9,449,000		Y	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	65
2027-153BS	Liberty Landing	Hillsborough	L	Michael Ruane	Heartland Development Group LLC; CORE Liberty Landing Developer LLC	NC	E, Non-ALF	80	10,040,900		Y	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	5
2027-154BS	Arbours at DeFuniak Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	84	9,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	20
2027-155S	Normandy Cove Phase II	Duval	L	Matthew A. Rieger	HTG Normandy II Developer, LLC	NC	F	99	4,393,300		N/A	N	N	N	Y	N	1	N		15	Y	Y	A	Y	8	Y	Y	63
2027-156BS	Fern Grove Phase Three	Orange	L	Lindsay Sammons	BDG Fern Grove Phase Three Developer, LLC	NC	E, Non-ALF	129	12,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	55
2027-157S	Tori Meadows	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	180	3,961,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	7	Y	Y	66
2027-158S	Leah Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	NC	F	180	5,161,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	7	Y	Y	80
2027-160S	Congress Street Senior	Pasco	M	C. Hunter Nelson	ECG Pasco I Developer, LLC	NC	E, Non-ALF	160	10,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	58
2027-161BS	Lakewood Place	Orange	L	C. Hunter Nelson	ECG New Hampshire Developer, LLC	NC	F	89	4,600,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	6	Y	Y	45
2027-162BS	Emerald Manor	Seminole	M	Scott Zimmerman	BDG Emerald Manor Developer, LLC	NC	F	79	9,980,200		N/A	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	2
2027-163BS	The Flats on Powers	Orange	L	C. Hunter Nelson	ECG Powers Developer, LLC	NC	F	120	6,200,000		N/A	N	N	N	N	N	1	N		15	Y	Y	B	Y	6	Y	Y	101
2027-167BS	Ambar Walk	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	238	11,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	4	Y	Y	28
2027-168BS	Harvest Point Senior Phase III	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	8,200,000		Y	N	Y	N	N	N	1	Y	POAH	15	Y	N	A	Y	0	Y	Y	94
2027-169S	Village at Oakland Park Phase II	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC; Urban League RE Developer, LLC	NC	F	90	9,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	25
2027-171BS	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	5,500,000		N/A	N	N	N	N	N	1	Y	TWG	15	Y	N	A	Y	0	Y	Y	86
2027-172S	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	108	3,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	34
2027-173BS	Wrangler's Landing	DeSoto	S	Louis A Knoble	TWG Development, LLC	NC	F	108	9,674,200		N/A	N	N	N	N	N	1	Y	TWG	10	Y	N	A	Y	0	Y	Y	27
2027-175S	City View	Palm Beach	L	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	90	7,500,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	40
2027-176S*	Tam English Apartments	Broward	L	Darren Smith	SHAG Sunnyreach Developer, LLC; HEF Development LLC	NC	F	140		7,315,781	N/A	Y	N	N	N	N	1	N		15	Y	N	A	Y	2	Y	Y	44

RFA 2026-205 Board Approved Scoring Results

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)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
2027-177S	Catherdal Commons	Duval	L	Joseph J. Chambers	CDG Cathedral Developer, LLC; JWB Cathedral Developer, LLC	NC	F	120	8,462,600		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	31
2027-178S	Flagler Villas Phase Two	Miami-Dade	L	Alberto Milo, Jr.	5350 Flagler Street Developer, LLC	NC	E, Non-ALF	98	4,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	100
2027-179S	Gallery at Little Havana	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Little Havana Developer, LLC	NC	F	135	4,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	3
2027-180S	The Arlo	Brevard	M	Katessa G. Archer	Rockledge Leased Housing Development I, LLC	NC	F	231	7,417,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	52
2027-181BS	Zephyrhills, FL Family New Construction	Pasco	M	Katessa G Archer	Zephyrhills Leased Housing Development I, LLC	NC	F	252	8,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	17
2027-182S	B'nai B'rith Apartments IV	Broward	L	Dennis Rice	BREC Development, LLC	NC	E, Non-ALF	62	5,381,400		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	74
2027-183S	Palmera	Osceola	M	Christopher P. Barnes	BG Kissimmee Developer 1 LLC	NC	F	276	7,900,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	73
2027-185BS	The Carnegie at Mirror Lake	Pinellas	L	Scott Macdonald	Blue ML Developer, LLC ; GRP ML Developer, LLC	NC	E, Non-ALF	138	12,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	35
2027-186BS	Carolina	Orange	L	Scott Macdonald	Blue Clemente Developer, LLC	NC	E, Non-ALF	60	6,853,600		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	93
2027-187BS	River Fox Commons	Lake	M	Renee Sandell	Paces Preservation Partners, LLC	NC	E, Non-ALF	92	9,000,000		Y	N	N	N	N	N	2	Y	Paces	15	Y	N	A	Y	0	Y	Y	53
2027-190S	Cathedral Apartments	Duval	L	Darren Smith	SHAG Cathedral Developer, LLC	NC	E, Non-ALF	94	11,590,000		Y	N	N	N	N	Y	1	N		15	Y	N	B	Y	0	Y	Y	90
2027-191S	Gwen Cherry Phase I	Miami-Dade	L	David Burstyn	Magasi Redwood GC Developer I, LLC	NC	E, Non-ALF	100	7,000,000		Y	N	N	N	N	N	1	Y	Magasi	15	Y	N	A	Y	0	Y	Y	69
2027-192S	Residences at Oak Tree	Hillsborough	L	Alberto Milo, Jr.	WRDG TS Developer, LLC	NC	F	237	9,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	72
2027-193BS	Piedmont Yard	Orange	L	Alfred Arzuaga	ONIC-Piedmont Yard Developer, LLC	NC	F	75	9,617,400		N/A	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	92
2027-194S	Residences at Pompano Beach	Broward	L	William T Fabbri	The Richman Group of Florida, Inc	NC	E, Non-ALF	234	5,000,000		Y	N	N	N	N	N	1	Y	Richman	15	Y	N	A	Y	0	Y	Y	43
2027-196BS	Benschley Manor	Orange	L	N. Dwayne Gray	Benschley Manor Developer, LLC	NC	E, Non-ALF	80	10,095,200		Y	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	42
2027-197S	Echo at Lake Harris	Lake	M	Devon Quist	Leesburg Leased Housing Development I, LLC	NC	F	252	8,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	79
2027-198BS	Culmer Residences	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc	NC	F	420	12,000,000		N/A	N	N	N	N	N	1	Y	Richman	15	Y	N	A	Y	0	Y	Y	84
2027-199BS	Heritage Heights on 29th	Hillsborough	L	Jeffrey J. Woda	The Woda Group, Inc.; Corporation to Develop Communities of Tampa, Inc.	NC	F	75	8,350,000		N/A	N	N	N	N	N	1	Y	WODA	15	Y	N	B	Y	0	Y	Y	87
2027-200BS	Bradford Villas	Volusia	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	NC	F	80	9,840,400		N/A	N	N	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	14
2027-201BS	FBC Affordable P1B	Brevard	M	Daniel Coakley	FBC Affordable P1B Developer, LLC	NC	F	141	6,500,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	6	Y	Y	51
2027-202BS	Lotus Grove	Seminole	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	277	10,500,000		N/A	N	N	N	N	N	1	Y	Lotus	15	Y	Y	A	Y	5	Y	Y	70

RFA 2026-205 Board Approved Scoring Results

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2027-204S	Merlin Crossing	Duval	L	Jeffrey J. Woda	The Woda Group, Inc.	NC	E, Non-ALF	112	9,631,200		Y	N	N	N	N	N	1	Y	WODA	15	Y	N	A	Y	0	Y	Y	29
2027-205BS	Ardent at Sebastian	Indian River	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	123	7,765,000		N/A	N	N	N	N	N	1	Y	Brownstone	15	Y	Y	B	Y	5	Y	Y	16
2027-206S	Kings Palms	Hillsborough	L	Scott Macdonald	Blue Brandon Developer, LLC	NC	F	135	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	50
2027-207BS	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	NC	F	80	10,128,400		N/A	N	Y	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	12
2027-208BS	Heron House Apartments	Columbia	S	Brian Swanton	Gorman & Company, LLC	NC	E, Non-ALF	100	9,646,000		N	N	N	N	N	N	1	Y	Gorman	15	Y	N	A	Y	0	Y	Y	61
2027-209BS	CGPA Parcel C	Orange	L	Daniel Coakley	CGPA Parcel C Developer, LLC	NC	F	139	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	78
2027-210S	Market Heights	Duval	L	Nikul A. Inamdar	Market Heights Developer LLC; RACB Developer, LLC	NC	E, Non-ALF	96	8,546,500		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	54
2027-211S	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,750,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	60
2027-212S	Forest Springs	Marion	M	Debra F. Koehler	SPSH One Development Company, Inc.	NC	E, Non-ALF	108	10,193,400		Y	N	N	N	N	N	1	Y	Sage	15	Y	N	A	Y	0	Y	Y	62
2027-213S	Tamarac Terrace	Broward	L	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	NC	E, Non-ALF	100	11,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	46
2027-214S	Ardent at Gulf View	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	224	10,500,000		N/A	N	N	N	Y	N	1	Y	Brownstone	15	Y	N	A	Y	0	Y	Y	89
2027-215S	Ekos Royal Palm	Broward	L	Christopher L. Shear	MHP Royal Palm Developer, LLC	NC	F	98	6,296,391		N/A	N	N	N	N	N	1	N		15	Y	Y	B	Y	6	Y	Y	11
2027-216BS	Grandview Pointe	Osceola	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	NC	E, Non-ALF	96	8,470,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	102
2027-217BS	Ekos at Wekiva Springs	Orange	L	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	NC	F	80	4,386,403		N/A	N	N	N	N	N	1	N		15	Y	Y	B	Y	6	Y	Y	19
2027-218BS**	Ava Palms	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	F	92	10,124,305		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	56
2027-219S	Landings at Live Oak	Volusia	M	Teresa Pope	Good Housing Partnership, LLC; NSBHDC Developer, LLC	NC	F	64	4,579,900		N/A	N	N	N	N	N	1	Y	Good Housing	15	Y	N	A	Y	0	Y	Y	96
2027-220S	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	120	9,605,600		N	N	N	N	Y	N	1	N		15	Y	N	A	Y	0	Y	Y	64
2027-221S	Adams Kershaw Square at Historic Brownsville	Miami-Dade	L	Jacob Morrow	AC 14 Developer, LLC; Brownsville Historic Endowment, Inc.	NC	F	316	9,500,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	103
2027-222BS	Southward Village CNI Phase 3	Lee	L	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	82	10,354,600		Y	N	Y	N	N	N	1	N		15	Y	N	B	Y	0	Y	Y	24

RFA 2026-205 Board Approved Scoring Results

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)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
2027-223S	Franklin Arms Redevelopment	Duval	L	Renee Sandell	Paces Preservation Partners, LLC; JHA Co Developer Franklin, LLC	NC	E, Non-ALF	130	12,000,000		Y	N	N	N	N	N	2	Y	Paces	15	Y	N	A	Y	0	Y	Y	10
2027-224S	Wren Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	116	10,100,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	75
2027-225BS	Peregrine Village	Orange	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	104	9,600,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	47
2027-226BS	La Cala at Eustis Village	Lake	M	Sean C Smith	Mesa Eustis Developer, LLC	NC	F	250	4,000,000		N/A	N	N	N	N	N	1	N		10	Y	Y	A	Y	4	Y	Y	21
2027-227S	The Brook	Hernando	M	Christopher P. Barnes	BG Hernando Developer 1 LLC	NC	F	140	4,884,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	26
2027-228BS	Lang Milian Phase I	Monroe	S	Darren Smith	Key West Housing Development Corporation; SHAG Lang Milian Developer, LLC	NC	F	150	10,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	7
2027-229BS	CPE Apt	Orange	L	Daniel Coakley	CPE Apt Developer, LLC	NC	F	77	3,000,000		N/A	N	N	N	N	N	2	N		10	Y	N	A	Y	0	Y	Y	8
2027-230S	Osprey Sound II	Orange	L	Jonathan A. Gruskin	OSPREY 2 DEVELOPER LP; n/a	NC	E, Non-ALF	105	8,000,000		Y	N	N	N	N	N	1	Y	Ulysses	15	Y	N	A	Y	0	Y	Y	6
2027-232BS	Trinity Oaks	Hillsborough	L	Debra F. Koehler	SJHOP Development Company, Inc.	NC	E, Non-ALF	120	10,000,000		Y	N	N	N	N	N	1	Y	Sage	15	Y	N	A	Y	0	Y	Y	1
2027-233BS	Beth Marie	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	105	10,745,305		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	4
2027-234BS	Australian Point Apartments	Palm Beach	L	Francisco Rojo	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	F	252	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	13
2027-235S	Skyway Palms	Pinellas	L	Brett Green	Archway Skyway Palms Developer, LLC	NC	E, Non-ALF	110	9,600,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	68
2027-236S	Trailside Estates II	Pinellas	L	Nikul A. Inamdar	Sage Pointe Developer, LLC	NC	E, Non-ALF	94	8,050,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	99
2027-237S	Trailside Estates I	Pinellas	L	Nikul A. Inamdar	Sage Pointe Developer, LLC	NC	F	94	8,600,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	77
2027-238S	Washington Commons	Pinellas	L	Brett Green	Archway Washington Commons Developer, LLC	NC	F	107	11,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	18
2027-240BS	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	A/R	F	76	4,583,420		N/A	N	N	Y	N	N	1	Y	John Stanley	15	Y	N	A	Y	0	N	Y	37
2027-241S	Ashley East Tampa	Hillsborough	L	Kareem T. Brantley	Integral Florida LLC	NC	F	118	6,900,000		N/A	N	N	N	N	N	1	Y	Intregal	15	Y	N	A	Y	0	Y	Y	97
2027-242S	Wimbish Court	Pinellas	L	Brett Green	Archway Clearview Flats Developer, LLC	NC	E, Non-ALF	82	8,079,200		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	59
2027-244BS	New Life Seniors	Orange	L	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	NC	E, Non-ALF	85	9,615,027		Y	N	N	N	N	N	1	Y	John Stanley	15	Y	N	B	Y	0	N	Y	15
2027-246S	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	96	4,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	57
2027-247S*	The Gem of Hallandale	Broward	L	Matthew A. Rieger	HTG DFI Developer, LLC	NC	F	150		7,315,781	N/A	Y	N	N	N	N	1	N		15	Y	N	A	Y	6	Y	Y	88

RFA 2026-205 Board Approved Scoring Results

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)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
2027-248BS	Aero Village	Palm Beach	L	Elzie L. Higginbottom	Hope Housing Alliance, Inc.; East Lake Management & Development Corp.	NC	E, Non-ALF	84	3,950,000		Y	N	N	N	N	N	1	Y	East Lake	15	Y	N	A	Y	0	Y	Y	76
2027-249S	The Grove House	Miami-Dade	L	Kareem T. Brantley	Integral Florida LLC	NC	F	145		7,315,781	N/A	Y	N	N	N	N	1	Y	Intregal	15	Y	N	A	Y	6	Y	Y	22
2027-250BS	Ekos Irlo Bronson	Osceola	M	Christopher L. Shear	MHP Irlo Bronson Developer, LLC	NC	F	102	5,305,777		N/A	N	N	N	Y	N	1	N		15	Y	Y	B	Y	6	Y	Y	39
2027-251BS	Aura Living	Miami-Dade	L	Jose J Figueroa	Aura Developer, LLC	NC	F	220	7,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	4	Y	Y	30
2027-252BS	ANR 03	Hillsborough	L	Daniel Coakley	ANR 03 Developer, LLC	NC	F	250	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	95

Ineligible Applications

2027-159BS	Arbours at Diamond Park	Indian River	M	Sam Johnston	Arbour Valley Development, LLC	NC	F	118	8,700,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	48
2027-164BS	Santa Cuz Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	133	12,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	67
2027-165S	Villa Valencia	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	112	12,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	49
2027-166S	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	98	5,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	9
2027-170BS*	CDS Roosevelt Apartments I	Hillsborough	L	Andrew Sewnauth	CDS Monarch, Inc.; Newstar Development, LLC	NC	F	100		7,315,781	N/A	Y	N	N	N	N	1	Y	Newstar Monarch	15	Y	N	A	Y	0	Y	Y	36
2027-174BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	8,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	91
2027-184S	49th Street Residences	Pinellas	L	Kenneth Naylor	49th Street Residences Development, LLC	NC	F	188	8,610,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	6	Y	Y	23
2027-188S*	Grand Oaks II	Pinellas	L	Brian Evjen	Newstar Development, LLC; HOP - Targeted Opportunities in Time, LLC	NC	F	120		7,315,781	N/A	Y	N	N	N	N	1	Y	Newstar Monarch	15	Y	N	A	Y	0	Y	Y	32
2027-189S	Riverton Senior Tower	Duval	L	Reginald Fullwood	Ability Housing, Inc.	A/R	E, Non-ALF	165	9,000,000		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	71
2027-195S	Mobbly Shores	Hillsborough	L	Kenneth Naylor	Mobbly Shores Development, LLC	NC	F	159	4,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	81
2027-203S	Culmer Residences	Miami-Dade	L	Kenneth Naylor	Culmer Residences Development, LLC	NC	F	100	10,250,000		N/A	N	Y	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	82
2027-231BS	Harbour Oaks	Indian River	M	Jared M Houser	Pedcor Development Associates, LLC	NC	F	212	8,250,000		N/A	N	N	N	N	N	1	Y	Pedcor	15	Y	Y	A	Y	6	Y	Y	38
2027-239BS	Jones on Hogan	Duval	L	Salvatore Leone	Corner Lot Living III, LLC; Fox Trail, LLC	NC	F	75		7,315,781	N/A	Y	N	N	N	N	1	Y	Fox Trail	15	Y	N	B	Y	0	Y	Y	41
2027-243BS	Solara Village	Miami-Dade	L	Sue Wiemer	TURNSTONE DEVELOPMENT CORPORATION; MHG Developers LLC; East Lake Management & Development Corp.	NC	E, Non-ALF	120	10,750,000		Y	N	N	N	N	N	1	Y	East Lake	15	Y	N	A	Y	0	Y	Y	83

RFA 2026-205 Board Approved Scoring Results

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)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
2027-245BS	Solara at Apopka	Orange	L	Sue Wiemer	TURNSTONE DEVELOPMENT CORPORATION; MHG Developers LLC; East Lake Management & Development Corp.	NC	E, Non-ALF	100	8,500,000		Y	N	N	N	N	N	1	Y	East Lake	15	Y	N	A	Y	0	Y	Y	85
2027-253S	Homestead Gardens Phase II	Miami-Dade	L	Mario Procida	DBC Procida II LLC	NC	F	88	4,000,000		N/A	N	N	N	N	N	1	Y	Procida	15	Y	N	A	Y	0	Y	Y	98

*The request amount was adjusted during scoring, which also affected Corporation Funding Per Set-Aside

**Leveraging Classification went from a B to an A due to changes made during scoring of other Applications.

RFA 2026-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	2,147,880
Family Demographic Funding Balance Available	1,573,238
Elderly Demographic Funding Balance Available	574,642

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	2,147,880.00

Live Local SAIL available	7,315,781
Live Local SAIL allocated	7,315,781
Live Local SAIL balance	-

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	Total SAIL Request (SAIL + ELI)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
Youth Aging Out of Foster Care Goal																											
2027-249S	The Grove House	Miami-Dade	Kareem T. Brantley	Integral Florida LLC	NC	F	145		7,315,781	N/A	Y	N	N	N	N	1	Y	Intregal	15	Y	N	A	Y	6	Y	Y	22
HUD Choice Neighborhoods Implementation Grant Goal																											
2027-168BS	Harvest Point Senior Phase III	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	8,200,000		Y	N	Y	N	N	N	1	Y	POAH	15	Y	N	A	Y	0	Y	Y	94
Self-Sourced Application proposing a Development in Miami-Dade County or Broward County																											
2027-179S	Gallery at Little Havana	Miami-Dade	Alberto Milo, Jr.	Gallery at Little Havana Developer, LLC	NC	F	135	4,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	3
New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County																											
2027-194S	Residences at Pompano Beach	Broward	William T Fabbri	The Richman Group of Florida, Inc	NC	E, Non-ALF	234	5,000,000		Y	N	N	N	N	N	1	Y	Richman	15	Y	N	A	Y	0	Y	Y	43
One Family Application that qualifies for the Preservation Development Goal																											
2027-240BS	Zephyrhills	Pasco	Saki S. Middleton	John Stanley Florida Inc.	A/R	F	76	4,583,420		N/A	N	N	Y	N	N	1	Y	John Stanley	15	Y	N	A	Y	0	N	Y	37
One Family Application that qualifies for the Permit Ready Development Goal																											
2027-155S	Normandy Cove Phase II	Duval	Matthew A. Rieger	HTG Normandy II Developer, LLC	NC	F	99	4,393,300		N/A	N	N	N	Y	N	1	N		15	Y	Y	A	Y	8	Y	Y	63
One Elderly, Non-ALF Application that qualifies for the Permit Ready Development Goal																											
2027-220S	Magnolia Senior	Leon	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	120	9,605,600		N	N	N	N	Y	N	1	N		15	Y	N	A	Y	0	Y	Y	64

One Application that qualifies for the Private Entity Application Goal

RFA 2026-205 Board Approved Preliminary Awards

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2027-190S	Cathedral Apartments	Duval	Darren Smith	SHAG Cathedral Developer, LLC	NC	E, Non-ALF	94	11,590,000		Y	N	N	N	N	Y	1	N		15	Y	N	B	Y	0	Y	Y	90

Small County Application(s)

2027-228BS	Lang Milian Phase I	Monroe	Darren Smith	Key West Housing Development Corporation; SHAG Lang Milian Developer, LLC	NC	F	150	10,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	7

Remaining Medium and Large County Applications

2027-232BS	Trinity Oaks	Hillsborough	Debra F. Koehler	SJHOP Development Company, Inc.	NC	E, Non-ALF	120	10,000,000		Y	N	N	N	N	N	1	Y	Sage	15	Y	N	A	Y	0	Y	Y	1
2027-233BS	Beth Marie	Lee	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	105	10,745,305		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	4
2027-234BS	Australian Point Apartments	Palm Beach	Francisco Rojo	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	F	252	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	13
2027-248BS	Aero Village	Palm Beach	Elzie L. Higginbottom	Hope Housing Alliance, Inc.; East Lake Management & Development Corp.	NC	E, Non-ALF	84	3,950,000		Y	N	N	N	N	N	1	Y	East Lake	15	Y	N	A	Y	0	Y	Y	76
2027-227S	The Brook	Hernando	Christopher P. Barnes	BG Hernando Developer 1 LLC	NC	F	140	4,884,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	26
2027-180S	The Arlo	Brevard	Katessa G. Archer	Rockledge Leased Housing Development I, LLC	NC	F	231	7,417,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	52
2027-183S	Palmera	Osceola	Christopher P. Barnes	BG Kissimmee Developer 1 LLC	NC	F	276	7,900,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	73
2027-197S	Echo at Lake Harris	Lake	Devon Quist	Leesburg Leased Housing Development I, LLC	NC	F	252	8,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	79
2027-158S	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	NC	F	180	5,161,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	7	Y	Y	80

RFA 2026-205 Board Approved Preliminary Awards

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2027-161BS	Lakewood Place	Orange	C. Hunter Nelson	ECG New Hampshire Developer, LLC	NC	F	89	4,600,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	6	Y	Y	45
2027-238S	Washington Commons	Pinellas	Brett Green	Archway Washington Commons Developer, LLC	NC	F	107	11,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	18
2027-217BS	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	NC	F	80	4,386,403		N/A	N	N	N	N	N	1	N		15	Y	Y	B	Y	6	Y	Y	19

On November 6, 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.