

**BEFORE THE FLORIDA HOUSING FINANCE CORPORATION**

VISTA BREEZE, LTD.

Petitioner,

FHFC Case No.: 2021-111BP

vs.

RFA No.: 2021-205

Application No.: 2022-159SN

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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**FORMAL WRITTEN PROTEST  
AND PETITION FOR ADMINISTRATIVE HEARING**

FLORIDA HOUSING  
FINANCE CORPORATION

Petitioner Vista Breeze, Ltd. (“Vista Breeze”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. Vista Breeze is an Applicant for funding in Request for Applications 2021-205 for State Apartment Incentive Loan (SAIL) Financing of Affordable Multifamily Housing Developments to Be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the “RFA”).

Vista Breeze (Application No. 2022-159SN), an Applicant for funding in Miami-Dade County, was found eligible and was preliminarily selected for funding. Vista Breeze does not contest these determinations. Rather, Vista Breeze files this Petition to preserve its ability to fully participate in proceedings that may impact that preliminary funding decision. Vista Breeze supports the determinations of ineligibility made by Florida Housing as to other Applicants in this RFA. Vista Breeze reserves the right to raise additional ineligibility grounds and scoring issues as to any protesting Applicants. In support of this Petition, Vista Breeze states:

## I. Parties

1. Vista Breeze is a legally formed entity qualified to do business in Florida that applied for SAIL and SAIL ELI loans as gap funding in conjunction with Non-Corporation-Issued Tax-Exempt Bonds, Non-Competitive allocation of Housing Credits, and National Housing Trust Funds (NHTF) pursuant to the RFA. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

2. Vista Breeze submitted an Application, assigned Application Number 2022-59SN, in the RFA seeking an award of SAIL program loans. Vista Breeze proposes to build a 119-unit mid-rise development in Miami-Dade County for the Elderly Demographic with a Veteran Preference. Florida Housing has announced its intention to award funding to 16 developments, including Vista Breeze.

3. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2022-159SN.

## II. Notice

4. Vista Breeze received notice of Florida Housing's intended decision to award funding pursuant to the RFA on December 10, 2021, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain Applicants for an allocation of SAIL funds. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A**. In order for Petitioner to fully protect its status as a preliminary funded Applicant, Petitioner timely filed a Notice of Intent to Protest, with attachments, on December 15, 2021. A copy of the notice is attached as **Exhibit B**. On December 16, 2021, the Corporation Clerk notified potential protesters that the Florida

Housing office would be closed on Monday, December 27, 2021; therefore, the bid protest deadline for the Notices of Intent to Protest filed on December 15, 2021, would be the close of business on Tuesday, December 28, 2021. A copy of the Email is attached as **Exhibit C**.

### **III. Background**

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing, including Housing Credits and SAIL funding. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Chapter 67-48 also applies to this competitive solicitation for SAIL funding. In addition, chapter 67-53, governs compliance procedures. Applicants for an allocation of SAIL funding pursuant to the RFA are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. *See* RFA, p.8 (§ Three F.3).

7. On August 17, 2021, Florida Housing issued the RFA, which seeks Applications from developers for Affordable Multifamily Housing Developments for Families and the Elderly utilizing State Apartment Incentive Loan (SAIL) funding as gap funding in conjunction with (i) Tax-Exempt Bond financing, (ii) Non-Competitive Housing Credits, and, if applicable (iii) National Housing Trust Fund. RFA, p.2 (§ One). Florida Housing anticipated offering an estimated \$65,758,500 in of SAIL funding through the RFA. *Id.*

8. The RFA outlines a detailed process for selecting developments for an allocation of SAIL funding. *See generally* RFA, pp.9-87. First, Applicants are required to meet certain mandatory eligibility requirements. RFA, pp.88-89 (§ Five A.1). Applicants had the opportunity to earn a maximum of 20 points as follows:

<b>Point Items</b>	<b>Maximum Points</b>
Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline	5
Bookmarking Attachments prior to submission	5
Developer Experience Withdrawal Disincentive	5
Local Government Contribution Points	5
<b>Total Possible Points</b>	<b>20</b>

RFA, p.92 (§ Five, A.2).

9. The RFA outlines the maximum amount of funds that will be awarded per demographic funding category (Family and Elderly) and geographic funding category (small, medium, or large counties). The RFA explains the funding test: applications will only be selected for funding if there is enough SAIL funding available in both the geographic and demographic funding categories. RFA, pp.92-94 (§ Five, B.1). The RFA also includes a County Award Tally:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

RFA, p.94 (§ Five, B.2).

10. The RFA explains the funding goals for applications:

- One Application that selected the Development Category of preservation, with or without Acquisition, regardless of Demographic Commitment or County Size
- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veterans Preference
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

For purposes of the funding selection, Applications with the Development Category of New Construction, Redevelopment, with or without Acquisition, will qualify as New Construction Applications; and Applications with the Demographic Commitment of Elderly (ALF or Non-ALF) will qualify as Elderly Applications.

RFA, pp.94 (§ Five, B.3).

11. The RFA sets forth an Application Sorting Order:

a. Application Sorting Order when selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

(1) By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

(2) By the Age of Development Preference (with preference given to Applications that demonstrate within the Development Category Qualification Letter provided as Attachment 6 that the proposed Development was originally built at least 30 years prior to the Application Deadline, as outlined in Section Four, A.4.b.(2)(d) of the RFA;

(3) By RA Level 1, 2 or 3 Preference (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined in Section Four A.4.b.(3) of the RFA);

(4) By the Application's eligibility for the ESS Construction Funding Preference, as outlined at Section Four A.4.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

(5) By the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

(6) By the Application's Leveraging Level which is outlined in Item 3 of Exhibit C of the RFA (with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number);

(7) By the Application's actual RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1 Applications receive the most preference and RA Level 6 Applications receive the least preference);

(8) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and

(9) By lottery number, resulting in the lowest lottery number receiving preference.

b. Application Sorting Order during selection process after selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition

(1) By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.10.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

(2) Next, by the Application's Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;

- (3) By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (4) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- (5) By lottery number, resulting in the lowest lottery number receiving preference.

RFA, pp.94-96 (§ Five, B.4).

12. Finally, the RFA outlines the Funding Selection Process for eligible applicants. It provides as follows:

a. Goal to fund one Application that selected the Development Category of Preservation

The first Application selected for funding will be the highest ranking eligible Application that selected the Development Category of Preservation, with or without Acquisition, regardless of the county or Demographic Commitment.

b. Goals to fund eight Medium and Large County, New Construction Applications

(1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County

(a) First Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications

The first Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(b) Second Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County.

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.

- If the Application selected for funding in paragraph (a) was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Applications selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- If the Application selected for funding in paragraph (a) was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

(a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were not enough eligible Applications that meets the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

(b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Application, the highest-ranking eligible Elderly, Large County, New



Construction Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, New Construction Applications  
This goal will be met under the following circumstances:

(a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

6. Returned Funding

Funding that becomes available after the Board takes action on the Committee’s recommendation(s), due to an Applicant withdrawing, an Applicant declining its invitation to enter credit underwriting or the Applicant’s inability to satisfy a requirement outlined in this RFA, and/or provisions outlined in Rule Chapter 67-48, F.A.C., will be distributed as approved by the Board.

RFA, pp.96-100 (§ Five, B.5).

13. On December 10, 2021, the Florida Housing Board of Directors approved 16 Applicants for an award of Housing Credits pursuant to the RFA.<sup>1</sup> The Applicants selected were:

- 2022-214BS, The Franklin House (Lake County).
- 2022-159SN, Vista Breeze (Miami-Dade County).
- 2022-163SN, Bear Creek Commons (Pinellas County).
- 2022-204S, Captiva Cove III (Broward County).
- 2022-211S, Lofts at Can Marco East (Duval County).
- 2022-192S, Quail Roost Transit Village VI (Miami-Dade County).
- 2022-137BS, Astoria on 9<sup>th</sup> (Manatee County).
- 2022-190S, Ridge Road (Leon County).
- 2022-186S, Falcon Trace II (Osceola County).
- 2022-195BS, College Arms Apartments (Putnam County).
- 2022-146BS, Princeton Grove (Okaloosa County).
- 2022-160S, Heritage at Park View (Miami-Dade County).
- 2022-165SN, Casa di Francesco (Hillsborough County).
- 2022-144BS, Whispering Oaks (Orange County).
- 2022-201BS, Naranja Grand II (Miami-Dade County).
- 2022-216S, Windmill Farms (Miami-Dade County).

14. On December 15, 2021, 20 Applicants filed Notices of Intent to Protest the Board's preliminary funding selections.

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<sup>1</sup> Fourteen developments were initially recommended for funding by the Selection Committee. The Board, however, agreed to add additional funding from leftover funds from another request for applications, which the Board voted to allocate to two additional developments.

#### **IV. Substantial Interests Affected**

15. Vista Breeze's substantial interests are being determined in this proceeding because Vista Breeze's Application was preliminarily selected for funding. However, as multiple notices of intent to protest have been filed, it is possible that these protests could raise issues that affect Vista Breeze's status as a funded Applicant or even as an eligible Applicant. Vista Breeze cannot proceed with the proposed construction of its development without the award of the requested funding.

#### **V. Disputed Issues of Material Fact and Law**

16. Vista Breeze has not at this time identified any disputed issues of material fact or law, as Vista Breeze currently supports the eligibility and funding determinations of Florida Housing. Vista Breeze reserves the right to contest the eligibility, scoring, and ranking of other Applicants filing formal written protests in this proceeding if any of those Applicants directly or indirectly challenge the eligibility, scoring, ranking, or funding of Vista Breeze.

#### **VI. Statement of Ultimate Facts**

17. Vista Breeze's Application was appropriately and properly selected for funding.

#### **VII. Right to Amend**

18. Vista Breeze reserves the right to amend this petition if disputed issues of material fact or law become known during the course of discovery in this proceeding.

#### **VIII. Statutes and Rules that Entitle Petitioner to Relief**

19. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

**IX. Demand for Relief**

20. Vista Breeze requests that Florida Housing schedule the conference required by section 120.57(3)(d), Florida Statutes, and that Vista Breeze be allowed to participate. Depending on the nature and scope of other protest petitions filed in connection with the RFA, Vista Breeze reserves the right to amend this Petition as may be appropriate.

Respectfully submitted this 28<sup>th</sup> day of December, 2021.

/s/ Christopher B. Lunny  
Christopher B. Lunny  
Florida Bar No. 0008982  
Radey Law Firm  
301 South Bronough, Suite 200  
Tallahassee, Florida 32301  
(850) 425-6654  
(850) 425-6694 (facsimile)  
[clunny@radeylaw.com](mailto:clunny@radeylaw.com)

**CERTIFICATE OF SERVICE**

I CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by email to the Florida Housing Finance Corporation Clerk at [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org), and a copy sent via email to the following this 28th day of December, 2021:

Hugh R. Brown, General Counsel  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org)

/s/ Christopher B. Lunny  
Christopher B. Lunny

## RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**One Preservation Application**

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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**Two Elderly Large County New Construction Applications**

2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

**Three Family Large County New Construction Applications**

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

**One Elderly Medium County New Construction Application**

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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**Two Family Medium County New Construction Applications**

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**Small County Application(s)**

2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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**Medium County Application(s)**

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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**Large County Application(s)**

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

<b>Additional funding allocated to RFA at 12/10/21 Board Meeting</b>	10,787,000.00
<b>Additional funding allocated from Family Funding at 12/10/21 Board Meeting</b>	1,703,040.00
<b>Additional funding awarded to Self-Sourced Applications</b>	11,900,000.00
<b>Additional funding remaining</b>	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, 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.





PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM  
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

December 15, 2021

**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 2021-205, 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. 2022-159SN, Vista Breeze, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on December 10, 2021, concerning Request for Applications 2021-205, SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits.

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,

*Brittany Adams Long*

Brittany Adams Long

**EXHIBIT B**

RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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One Preservation Application

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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Two Elderly Large County New Construction Applications

2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

Three Family Large County New Construction Applications

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

One Elderly Medium County New Construction Application

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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Two Family Medium County New Construction Applications

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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**Small County Application(s)**

2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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**Medium County Application(s)**

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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**Large County Application(s)**

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

<b>Additional funding allocated to RFA at 12/10/21 Board Meeting</b>	10,787,000.00
<b>Additional funding allocated from Family Funding at 12/10/21 Board Meeting</b>	1,703,040.00
<b>Additional funding awarded to Self-Sourced Applications</b>	11,900,000.00
<b>Additional funding remaining</b>	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, 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 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56
2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

## RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points Per Unit	Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number	
<b>Ineligible Applications</b>																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	N/A	Y	54
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	Y	3	
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	Y	4	
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	Y	25	
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	Y	47	
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	Y	5	
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	Y	83	
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	Y	68	
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31								31	
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	Y	70	
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	Y	63	

\*SAIL Request Amount was adjusted during scoring which affected the Corporation Funding Per Set-Aside Amount

\*\*SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

\*\*\* ELI Request Amount was adjusted during scoring.

\*\*\*\* Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

On December 10, 2021, 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.



**From:** [Corporation Clerk](#)  
**To:** [Sellers, Lawrence E \(TAL - X35670\)](#); [Roddenberry, Tiffany A \(TAL - X35658\)](#); [Donaldson, Michael](#); [Daniel Lopez](#); [Craig Varn](#); [Tim Schulte](#); [Steve Menton](#); [Brittany Adams Long](#); [Jamie Ito](#); [Tana Storey](#); [D. Scott Baker](#); [Ava M. Sigman](#); [Chris Bryant](#)  
**Cc:** [Gillis, Jennifer \(TAL - X35605\)](#); [Folden, Karen M \(TAL - X35671\)](#); [Brown, Rebecca](#); [Laureen McElroy](#); [Elizabeth Redfearn](#); [Janice Edwards](#)  
**Subject:** Bid Protest Petition Deadline - 12/28/2021  
**Date:** Thursday, December 16, 2021 1:13:18 PM

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Good Afternoon:

Florida Housing Finance Corporation will be closed on Monday, December 27, 2021, therefore the bid protest petition filing deadline for the Notices of Intent to Protest filed on Wednesday, December 15, 2021 will be by the close of business (5:00 p.m.) on **Tuesday, December 28, 2021.**

Regards,

**Ana McGlamory, CP, FCP, FRP | Corporation Clerk**

*Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.*

**Disclaimer**

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