

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

TALLMAN PINES HR, Ltd.

Petitioner,

vs.

FLORIDA HOUSING
FINANCE CORPORATION.

Respondent.

FHFC Case No: ~~XXXX~~ 2021-007BP

RFA No. 2020-205

App. No. 2021-207BSN

RECEIVED

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FLORIDA HOUSING
FINANCE CORPORATION

FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, Tallman Pines HR, Ltd., ("Petitioner" or "Tallman Pines"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition for Administrative Hearing (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2020-205 Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (hereinafter the "RFA")

Introduction

1 This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.
3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On October 15, 2020 Florida Housing issued the RFA.
5. On November 3, 2020 and again on November 9, 2020, the RFA was modified by Florida Housing.
6. Applications in response to the RFA were due on or before November 12, 2020.
7. Florida Housing received 90 applications in response to the RFA. Petitioner, applied in response to the RFA, requesting an allocation of \$2,770,000 in Sail Funding for its proposed seventy-five (75) unit affordable housing development in Broward County, Florida. Petitioner's application satisfied all the required elements of the RFA and is eligible for a funding award.
8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, January 22, 2021 at 2:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

9. On Wednesday, January 27, 2021 at 12:31 pm., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

10. This Petition is timely filed in accordance with the provisions of section 120.57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

11. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

12. Florida Housing administers a competitive solicitation process to make and service mortgage loans for new construction or rehabilitation of affordable rental units under the State Apartment Incentive Loan (SAIL) Program and the Elderly Housing Community Loan (EHCL) Program. See Chapter 67-60, Fla. Admin. Code.

RFA 2020-205

13. Through the RFA process Florida Housing anticipated awarding an estimated \$88,959,045 of SAIL funding for proposed Developments in Small, Medium and Large Counties as defined by the RFA. (RFA at 23)

14. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various mandatory and scored items. (RFA at 97) The maximum point total that an applicant can receive is 25 points. (RFA at 90) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 85)

15. The RFA provides the following funding goals,

- 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 Veteran 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.

(RFA at 92)

16. The RFA provides that 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:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- b. 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.
- c. 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.
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A. 5. e. of the RFA) with Applications that qualify for the preference listed above that do not qualify for the preference);
- e. Next, by the Application's eligibility for the Community Service 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);

- f. 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
- g. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 93)

17. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

a. Goal to fund seven 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

The first Application selected for funding 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

- If the first Application selected for funding 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 Applicant located in Broward County.
- If the first Application selected for funding 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 first Application selected for funding 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 Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
 - If the first Application selected for funding 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 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 Applicant'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 Applications, the 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 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.

(RFA at p.93-96)

18. The following applications were selected in the following order for funding by the Review Committee:

- 2021-221S-POAH Cutler Manor II, LLC (Large County/Miami-Dade/Family)
- 2021-199BSN- University Station II Ltd. (Large County/Broward/Family)
- 2021-216 Quiet Meadows, Ltd (Large County/Palm Beach/Elderly)
- 2021-252SN-Fulham Terrace (Large County/Hillsborough/Elderly)
- 2021-244BS-Princeton Crossings LLC (Large County/Miami-Dade/Family)
- 2021-246BS-MHP FL VII, LLLP (Medium County/Collier /Elderly)
- 2021-258S-Nathan Ridge, Ltd (Medium/Clay County/Family)
- 2021-222BS-St. Peter Claver Place, Ltd (Medium County/Lee/Elderly)
- 2021-209BS -Sweetwater Apartments. (Small County/Columbia)
- 2021-251BS- The Willows (Medium County/Saint Lucie)
- 2021-206BS- BDG Rosewood Pointe, LLC (Medium County/Osceola)
- 2021-255SN-Somerset Landings Ltd. (MediumCounty/PalmBeach)
- 2021-245BS-StadiumTowers (Large County/Miami-Dade)
- 2021-203BSN-BDG Fern Grove, LP (Large County/Orange))
- 2021-212BSN-Tallman Pines Phase I (Large County/Broward)
- 2021-269SN- Southwick Commons Ltd. (Large County/Orange)
- 2021-225S-Island Cove, LLC (Large County/Palm Beach)

Tallman Pines HR, Application 2021-207BSN, in Broward County was deemed eligible but unfunded. The scoring committee erroneously found POAH Cutler Manor II, LLC (“Cutler Manor”) and Quiet Meadows, Ltd. (“Quiet Meadows”) eligible for funding. Had Cutler Manor and Quiet Meadows been properly deemed ineligible then Tallman Pines would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Large County Applications", as the highest ranking eligible Elderly Large County Application that meets the

Veteran Preference, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

Cutler Manor

Transit Services

19. The RFA provides that applicants, "...may earn proximity points based on the distance between the Development Location Point and the Bus or Rail Transit Services and the Community Services..." selected by the Applicant. (RFA at 24)
20. The Applicant chose a Public Bus Rapid Transit Stop in support of its Transit Service Points and indicated it was 0.10 of a mile from the Development Location Point¹ which would result in 6 proximity points.
21. As provided within the RFA, the relevant definition and instructions for Public Bus Rapid Transit Stop is as follows,

A fixed location at which passengers may access public transportation via bus. The Public Bus Rapid Transit Stop must service at least one bus that travels at some point during the route in either a lane or corridor that is exclusively used by buses, and the Public Bus Rapid Transit Stop must service at least one route that has scheduled stops at the Public Bus Transit Stop at least every 20 minutes during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis.

Additionally, it must have either (i) been in existence and available for use by the general public as of the Application Deadline; or (ii) been in existence and available for use by the general public as of March 1, 2020 but is not available as of the Application Deadline because of temporary closures or service suspensions due to

¹ Development Location Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. 64-48.002(34), F.A.C.

COVID-19 or other emergency suspension based on an official emergency declaration.

(RFA at 117)

22. Based upon the bus stop schedule published at the Miami-Dade County Transit Website and on the GO Miami-Dade Transit GIS Application, the route selected does not have scheduled stops every 20 minutes during the times of 7am to 9am and thus does not meet the definition of a Public Bus Rapid Transit Stop.

23. The RFA requires that all Large county applications achieve a minimum of 2 transit Points to qualify for the Minimum Transit Service Points that must be Achieved to be Eligible for Funding (RFA at 25) In the RFA, applications may earn proximity points based on the distance between its designated Development Location Point ("DLP") and the selected Transit or Community Service. Since the applicant's selected Public Bus Rapid Transit Stop did not meet the definition needed to qualify, Cutler Manor is not entitled to any proximity points for its Transit Services and is ineligible for funding.

Quiet Meadows

Failure to meet Eligibility Requirements-Bond Request

24. The RFA requires that if Applicants are using County HFA- issued Tax-Exempt Bonds as a source of funding that they must, provide a letter from the entity issuing the Tax-Exempt bonds that among other things, "confirms that the Applicant has submitted an application for Tax-Exempt Bonds for the Development proposed in the RFA" (RFA at 68-69).

25. The letter submitted from Executive Director of the Housing Financing Authority of Palm Beach County confirms that *Quiet Meadows, LLC* has applied for Tax Exempt Bonds. Quiet Meadows, LLC, however, is not the applicant entity but rather the general partner of the Applicant

entity, Quiet Meadows, Ltd. A true and correct copy of the letter from the Housing Financing Authority of Palm Beach County is attached hereto as Exhibit C.

26. Quiet Meadows should be deemed ineligible for failing to satisfy an Eligibility items which requires applicants to provide *Applicants MMRB Request Amount (if Corporation-issued Bonds) or Bond Request Amount and Other Required Information (if Non-Corporation- Issued Bonds)* RFA at 87.

27. Additionally, since the letter failed to meet the requirements of the RFA, the tax-exempt bonds described within the letter should not be counted or included as source on the Development Cost Pro Forma leaving a construction funding shortfall.

Invalid Financing Proposal

28. The RFA requires that applicants provide documentation of all Non-Corporation Funding Proposals (RFA at 71).

29. Each financing proposal shall contain:

- Amount of the construction loan is applicable.
- Amount of the permanent loan, if applicable.
- Specific reference to the Applicant as the borrower or direct recipient; and
- Signature of lender.

(RFA at 72)

30. The Applicant included a letter from R4 Capital Funding which was addressed to Joseph Glucksman, McCurdy Senior Housing Corporation (the “R4 Capital letter”) The R4 Capital letter fails to mention the Applicant, Quiet Meadows, Ltd., or make any specific reference to the

Applicant as the borrower or direct recipient. A true and correct copy of the R4 Capital Letter is attached hereto as Exhibit D.

31. The R4 Capital letter does not meet the mandatory requirements of the RFA thus the bonds described within the letter should not be counted or included as a source on the Development Cost Pro Forma resulting in a construction shortfall.

Invalid Equity Proposal

32. The RFA requires applicants to include a copy of the Housing Credit equity proposal within their application. The RFA provides in pertinent part,

For Purposes of this RFA, to be counted as a source, an equity proposal, must meet the requirements set out below:

(ii) If syndicating/selling the Housing Credits, **the Housing Credit equity proposal must** meet the following criteria:

- Be executed by the Equity provider;
- Include specific reference to the Applicant as the beneficiary of the equity proceeds;
- State the proposed amount of equity to be paid prior to construction completion;
- State the anticipated Housing Credit Request Amount;
- State the anticipated dollar amount of Housing Credit allocation to be purchased; and
- State the anticipated total amount of equity to be provided.

(RFA at p. 67) (Emphasis supplied)

33. The Applicant submitted an equity letter from CREA addressed to Joseph Glucksman, McCurry Senior Housing Corporation. The letter fails to include a specific reference to the

Applicant as the beneficiary of the equity proceeds.² A true and accurate copy of the correspondence is attached hereto as Exhibit E.

Substantial Interests Affected

34. If Cutler Manor and Quiet Reserve had been properly deemed ineligible, then Tallman Pines HR would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Large County Applications", as the highest ranking eligible Elderly Large County Application that meets the Veteran Preference.

35. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

36. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

37. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether Florida Housing's actions in determining Cutler Manor eligible for funding were arbitrary and capricious?
- b. Whether Florida Housing's actions in determining Cutler Manor eligible elected for funding were contrary to competition?
- c. Whether Florida Housing's actions in determining Cutler Manor eligible for funding were clearly erroneous?

² There is a reference to "Quiet Meadows Limited Partnership" however there is no mention of the Applicant, Quiet Meadows, Ltd., as the beneficiary of the equity proceeds.

- d. Whether Cutler Manor's identified bus stop meets the definition of Public Bus Rapid Transit Stop.
- e. Whether Florida Housing's actions in determining Quiet Meadows eligible for funding were arbitrary and capricious?
- f. Whether Florida Housing's actions in determining Quiet Meadows eligible for funding were contrary to competition?
- g. Whether Florida Housing's action in determining Quiet Meadows eligible for funding were contrary to competition?
- h. Whether Quiet Meadow's fails to meet an eligibility item by failing to provide Other Required Information if Non-Corporation-issued Bonds are used.
- i. Whether Quiet Meadow's Housing Credit Equity Proposal meets the requirements of the RFA.
- j. Such, other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

38. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

39. Petitioner participated in the RFA process to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria in the RFA.

40. Unless the scoring and eligibility determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

41. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

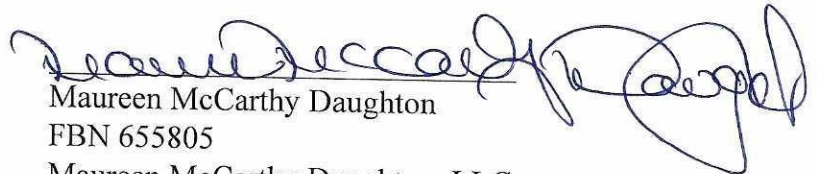
Right to Amend this Petition

42. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- a) The ALJ enter a Recommended Order determining that the applications of Cutler Manor and Quiet Meadows should have been deemed ineligible for funding and award funding to Tallman Pines HR, Ltd.
- c) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 8th day of February 2021.


Maureen McCarthy Daughton
FBN 655805

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SAIL Funding Balance Available	1,575,936.00
Family Demographic Funding Balance Available	653,341.00
Elderly Demographic Funding Balance Available	922,595.00
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	1,575,936.00

MFR 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)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2021-2185N	Quiet Meadows	Palm Beach	L	Joseph Glucksmar	Quiet Meadows, LLC, McCordy Senior Housing Corporation - Managing Member Palm Beach County Housing Authority - Member	NC	E, Non A/F	3,000,000	600,000	3,600,000	Y	N	133	25	Y	1	Y	Y	Y	Y	Y	72
2021-2252N	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E, Non A/F	4,500,000	600,000	4,500,000	Y	N	116	25	Y	3	Y	Y	Y	Y	Y	18

Three Family Large County New Construction Applications

2021-2215	Culter Manor II	Miami-Dade	L	Aaron Gorenstein	Holdall, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	Y	6
2021-2398SN	University Station	Broward	L	Matthew A. Rieger	University Station Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-2448S	Princeton Crossing	Miami-Dade	L	Lewis V Swazy	85 Development Corp., Lewis V Swazy	NC	F	4,020,000	600,000	4,620,000	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38

One Elderly Medium County New Construction Application

2021-2468S	Cadonia at Herdlands Lakes	Collier	M	Christopher L. Shea	Andri Vi Developer LLC, COLLE T Developer VI LLC	NC	E, Non A/F	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
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Two Family Medium County New Construction Applications

2021-2488	Nathan Ridge	Clay	M	Jame R Hoover	TVC Development, Inc.	NC	F	5,675,000	5,675,000	11,350,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-2228S	St. Peter Church Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc., Peter Church Developer, Inc., EDIA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

Small County Applications

2021-2098S*	Sweetwater Apartments Phase II	Colombia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC The Greater Lake City Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
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Medium County Applications

2021-2513S	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	E, Non A/F	6,000,000	600,000	6,600,000	Y	N	186	25	Y	4	Y	Y	Y	Y	Y	16
2021-2088S	Resewood Pointe	Oceola	M	Scott Zimmerman	BIG Rosewood Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-2455N	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC SH4 Development, LLC	ReDev	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85

Large County Applications

2021-2493S	Stadium Towers	Miami-Dade	L	Lewis V Swazy	85 Development Corp., Lewis V Swazy	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-2038SN	Pine Grove Apartments	Orange	L	Scott Zimmerman	BIG Pine Grove Developer, LLC	NC	E, Non A/F	5,000,000	600,000	5,600,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-2128SN	Talman Place - Palmaki	Broward	L	Matthew A. Rieger	HTG Talman Villas Developer, LLC Building Better Communities, LLC	NC	F	2,310,000	600,000	2,910,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-2495N	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	F	7,600,000	600,000	8,200,000	N	N	135	25	Y	3	Y	Y	Y	Y	Y	32
2021-2225	Palmdale Cove Apartments	Palm Beach	L	Darren L Smith	SH4 Island Cove, LLC Palmdale Housing Group, Inc.	NC	F	3,600,000	600,000	4,200,000	N	N	54	25	Y	4	Y	Y	Y	Y	Y	2

On January 27, 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.

Exhibit A

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-1908SN	The Grove	Miami-Dade	L	William T Tabbari	The Richman Group of Florida, Inc	NC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	31,175,751	1,655,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71
2021-1918SN	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90
2021-1928SN	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	13,050,000	786,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	10
2021-1938SN	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	37
2021-1948SN	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NC	E, Non-AIF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	3
2021-1958SN	Cypress Ridge	Herndon	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-AIF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9
2021-1968SN	Cedar Cove	Manatee	M	Shannon Wilson	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	54
2021-1978SN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	15,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	17
2021-1988SN	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	52
2021-1998SN	University Station	Broward	L	Matthew A. Rieger	University Station Developer, LLC	NC	NC	F	6,309,360	600,000	6,909,360	42,000,000	2,250,000	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	81
2021-2008SN	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	E, Non-AIF	4,810,000	600,000	5,410,000	28,000,000	1,350,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	53
2021-2018SN	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	22
2021-2028S	Whispering Oaks	Orange	L	J. David Page	Southeast Development, Inc., a WA corporation doing business in Fla as Southeast Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,300,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33
2021-2038SN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BGG Fern Grove Developer, LLC	NC	NC	E, Non-AIF	5,400,000	600,000	6,000,000	16,000,000	950,294	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26
2021-2058SN	Twin Lakes Estates - Phase II	Polk	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developer, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31
2021-2068S	Rosewood Pointe	Osceola	M	Scott Zimmerman	BGG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	N	N	192	25	Y	3	Y	Y	Y	Y	15
2021-2078SN	Talman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Talman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-AIF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69
2021-208SN	The Shores at Vahala Pond	Hillsborough	L	J. David Page	Southeast Development, Inc., a WA corporation doing business in Fla as Southeast Development Services, Inc.	NC	NC	F	4,250,000	600,000	4,850,000		785,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	74
2021-2098S*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21
2021-2108S	Cortez Pointe	Herndon	M	J. David Page	Southeast Development, Inc., a WA corporation doing business in Fla as Southeast Development Services, Inc.	NC	NC	F	5,860,000	600,000	6,460,000	14,500,000	988,000	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49
2021-2128SN	Talman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Talman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,320,000	600,000	2,920,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-2138SN	Villa Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexandria Developer, LLC	NC	NC	E, Non-AIF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	79
2021-2148SN	Oprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Oprey Pointe II Developer, LLC	NC	NC	E, Non-AIF	5,998,500	600,000	6,598,500	13,000,000	835,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	40
2021-2168SN	Quiet Meadows	Palm Beach	L	Joseph Glucksmann	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-AIF	3,000,000	600,000	3,600,000		1,318,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72
2021-2178SN	Autumn Ridge	Palm Beach	L	Margaret C Perez	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	NC	E, Non-AIF	5,650,000	600,000	6,250,000		973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	12

RFI 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
2021-2185N	Cirrus Gardens	Pasco	M	Brett Green	Cirrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	765,906	Y	N	N	108	25	Y	5	Y	Y	Y	Y	Y	60	
2021-2195N	Coleman Park Renaissance	Palm Beach	L	Terr Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,940,000	571,300	3,511,300	418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	Y	78	
2021-22095N	Oakwood Preserve	Leon	M	Matthew A. Pflager	HTG Oakwood Developer, LLC	NC	E, Non-AIF	5,999,990	600,000	6,599,990	15,000,000	903,487	Y	Y	N	120	20	Y	5	Y	Y	Y	Y	Y	61	
2021-22115	Culer Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000	1,202,958	Y	N	N	113	25	Y	1	Y	Y	Y	Y	Y	6	
2021-22285	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,434	Y	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51
2021-22385	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000	565,904	Y	N	N	54	25	Y	4	Y	Y	Y	Y	Y	2	
2021-2265	Hillicrest Reserve	Pok	M	Darren J. Smith	PGH Hillicrest Reserve, LLC; WHHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200	596,637	Y	N	N	80	25	Y	5	Y	Y	Y	Y	Y	45	
2021-2275	Villas at Academy Place	Seminole	M	Darren J. Smith	Parthenon Development Group, LLC; SCH4 Developer, LLC	NC	NC	F	3,540,000	514,400	4,054,400	493,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	Y	73	
2021-22985	Midty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	Y	58
2021-23085N	Culias Palms	Palm Beach	L	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,880,000	600,000	7,480,000	15,000,000	1,040,000	Y	N	N	140	25	Y	5	Y	Y	Y	Y	Y	5
2021-23185N	Waterlily Preserve	Orange	L	Brett Green	Waterlily Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	E, Non-AIF	7,000,000	600,000	7,600,000	12,500,000	908,381	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	Y	Y	64
2021-23285	Residences at SOMI Parc	Miami-Dade	L	Alberto Milla, Jr.	Residences at SOMI Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,504,395	Y	N	N	171	25	Y	4	Y	Y	Y	Y	Y	36
2021-23385N	Visit Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; H&MB Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	16,500,000	872,273	Y	N	N	109	25	Y	2	Y	Y	Y	Y	Y	42
2021-2345	Residences at Opal Locks	Miami-Dade	L	Robert G. Hoskins	Nubrock Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000	9,700,000	1,174,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	Y	83
2021-23585N	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Revival Development Group, LLC	NC	E, Non-AIF	5,350,000	600,000	5,950,000	9,700,000	675,062	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	Y	Y	29
2021-2365	Margolia Family II	Leon	M	James S. Grauloy	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	n/a	1,767,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	Y	27
2021-23785N	River Trail Apartments	Palm Beach	L	Matthew A. Pflager	HTG Ridge Developer, LLC	NC	E, Non-AIF	6,999,000	600,000	7,599,000	18,300,000	879,620	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	Y	80	
2021-23885N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-AIF	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	Y	11	
2021-23985N	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,811,566	Y	Y	N	240	25	Y	1	Y	Y	Y	Y	Y	50
2021-24085N	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,850,000	600,000	6,450,000	29,200,000	1,718,014	Y	N	N	200	25	Y	2	Y	Y	Y	Y	Y	24
2021-24285	Arthur Marys Senior Residences	Miami-Dade	L	Lewis V. Swezy	RS Development Corp.; Lewis V. Swezy	NC	E, Non-AIF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	Y	46	
2021-24385	Liberty Renaissance	Miami-Dade	L	Lewis V. Swezy	RS Development Corp.; Lewis V. Swezy	NC	E, Non-AIF	3,000,000	600,000	3,600,000	14,000,000	876,006	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	Y	66	
2021-24485	Pinetown Crossings	Miami-Dade	L	Lewis V. Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38
2021-24585	Stadium Towers	Miami-Dade	L	Lewis V. Swezy	RS Development Corp.; Lewis V. Swezy	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-24685	Castana at Hacienda Lakes	Collier	M	Christopher L Shear	MHP FL VII Developer, LLC; COHE FL Developer VII, LLC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8	

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MIMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-24785N	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	NC	E/Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,238,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41
2021-2488S	Cordova Estates	Miami-Dade	L	Lewis V Swezy	85 Development Corp., Lewis V Swezy	NC	NC	F	5,168,000	600,000	5,768,000	30,000,000	1,084,524	Y	Y	N	190	25	Y	1	Y	Y	Y	Y	63
2021-2498S	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	Y	N	144	25	Y	4	Y	Y	N	Y	65
2021-250S	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC, Talabasse Housing Economic Corporation	NC	NC	E/Non-ALF	4,900,000	600,000	5,500,000	n/a	918,582	Y	Y	N	110	25	Y	4	Y	Y	Y	Y	20
2021-2518S	The Willows	Saint Lucie	M	Cifton E. Phillips	Foundstone Development, LLC	NC	NC	E/Non-ALF	6,000,000	800,000	6,600,000	13,000,000	816,600	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	16
2021-2525N	Fulham Terrace	Hillsborough	L	Terry S. Cammis	Fulham Terrace Developer, LLC	NC	NC	E/Non-ALF	4,000,000	600,000	4,600,000	n/a	1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-2538SN	Ahor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	NC	E/Non-ALF	5,810,714	600,000	6,410,714	15,000,000	962,520	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89
2021-2548SN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	NC	E/Non-ALF	6,000,000	600,000	6,600,000	12,400,000	652,633	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82
2021-2555N	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC, SHA Development, LLC	Redev	NC	F	2,800,000	600,000	3,400,000	n/a	1,030,245	Y	Y	N	84	25	Y	3	Y	Y	Y	Y	85
2021-2578SN	Flats at Baldwin Park	Leon	M	Brett Green	Flats at Baldwin Park Developer, LLC, Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	11,900,000	841,794	Y	Y	N	120	25	Y	4	Y	Y	N	Y	56
2021-288S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc	NC	NC	F	5,675,000	600,000	5,675,000	n/a	929,084	Y	Y	N	192	25	Y	5	Y	Y	Y	Y	28
2021-2598SN	Douglas Gardens IV	Broward	L	Christopher L. Shear	MHP Douglas Developer, LLC, Douglas Gardens IV Developer, LLC	NC	NC	E/Non-ALF	6,740,714	600,000	7,310,714	31,750,000	1,907,920	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	13
2021-2608S	Asta Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC, Rural Neighborhoods, Incorporated	NC	NC	F	5,000,000	600,000	5,600,000	14,000,000	862,000	Y	Y	N	96	25	Y	5	Y	Y	Y	Y	34
2021-2628SN	Sierra Bay	Miami-Dade	L	Mara S. Madas	Cornestone Group Partners, LLC	NC	NC	F	3,000,000	600,000	3,600,000	15,000,000	914,311	Y	Y	N	120	25	Y	1	Y	Y	Y	Y	86
2021-2693S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc, a VA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E/Non-ALF	6,960,000	600,000	7,560,000	n/a	790,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68
2021-2648S	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	Y	N	119	25	Y	2	Y	Y	Y	Y	35
2021-2658SN	Dunedin Senior	Pinellas	L	Timothy M. Morgan	JFC Florida Development, LLC	NC	NC	E/Non-ALF	4,970,000	592,000	5,562,000	n/a	575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-2668SN	The Avalon	Hillsborough	L	Christopher L Shear	MHP FL VIII Developer, LLC, CORE FL Developer VIII LLC	NC	NC	E/Non-ALF	6,610,714	600,000	7,210,714	17,500,000	971,556	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25
2021-2678S	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	44
2021-2688SN**	BaySide Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I LP, BaySide Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	587,300	5,347,300	9,250,000	658,603	Y	Y	N	68	25	Y	5	Y	Y	N	Y	14
2021-2698SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	n/a	2,131,814	Y	Y	N	195	25	Y	3	Y	Y	Y	Y	32
2021-270S	Metro Grande II	Miami-Dade	L	Mara S. Madas	Cornestone Group Partners, LLC	NC	NC	E/Non-ALF	3,600,000	600,000	4,200,000	n/a	1,111,675	Y	Y	N	94	25	Y	3	Y	Y	Y	Y	43
2021-2718SN	Royal Pointe	Miami-Dade	L	Mara S. Madas	Cornestone Group Partners, LLC, Anvil Community Development Land Trust, LLC	NC	NC	F	3,564,000	800,000	3,864,000	14,000,000	811,578	Y	Y	N	102	25	Y	3	Y	Y	Y	Y	39
2021-2728SN	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	NC	E/Non-ALF	5,999,500	550,800	6,550,300	12,300,000	835,548	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	84
2021-273S	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	4,800,000	600,000	5,400,000	n/a	1,329,842	Y	Y	N	120	25	Y	3	Y	Y	Y	Y	57
2021-278S	Edison Towers Apartments	Miami-Dade	L	Carol A Gardner	Taylor Economic Development Corporation, Inc.	R	R	E/Non-ALF	4,500,000	600,000	5,100,000	n/a	842,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-279SN	Summerfield Senior Apartments	Hillsborough	L	Paula M Rhoads	InVitrus Development, LLC, ADC Communities II, LLC	NC	NC	E/Non-ALF	6,615,000	600,000	7,215,000	n/a	706,685	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2048SN	Barnett Villas	Orange	L	Scott Zimmerman	BDC Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	160	25	Y		Y	Y	Y	Y	88
2021-211SN	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	IGC Phase I Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,039	N	N	N	299	25	Y		Y	Y	Y	Y	19
2021-2158S	Ribbons Apartments Phase Two	Lee	M	Scott Zimmerman	BDC Orchard Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y		Y	Y	Y	Y	76
2021-224S	Westover Senior Housing	Escambia	M	Jamie A. Smarr	NHPI Florida Developer, LLC; AHC Development, LLC	NC	NC	E, Non-ALF	3,141,655	472,800	3,614,455		592,556	N	Y	N	80	25	Y		Y	Y	Y	Y	77
2021-228SN	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDC Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		828,154	N	Y	N	120	25	Y		Y	Y	N	Y	70
2021-2418S	Wywood 21 Apartments	Miami-Dade	L	Eugene Schneur	Florida Wywood Apartments, LLC	NC	NC	F	4,500,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y		Y	Y	Y	Y	47
2021-256S	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,053,667	N	N	N	150	20	Y		Y	Y	Y	Y	62
2021-2618SN	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Milio, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000	14,800,000	728,359	N	Y	N	77	25	Y		Y	Y	Y	Y	55
2021-2748SN	Bethany Gardens Apartments	Bay	M	Greg Hoss	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,569	N	N	N	160	10	Y		Y	Y	Y	Y	4
2021-2758SN	Herron North	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	80	20	Y		Y	N	Y	Y	23
2021-2768SN	Orange on 14th Street	Manatee	M	Janet M. Strimfellow	Gorman & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,232,484	N	Y	N	191	25	Y		Y	Y	N	Y	7
2021-277S	3611/3621 Cleveland Avenue	Lee	M	Marcia Davis	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	NC	F	5,993,000	401,000	6,394,000		637,313	N	N	N	90	25	Y		Y	Y	Y	Y	30

*SAIL Request was adjusted during scoring, which affected the Corporation Funding Per-Sq-Ft-Aside Amount

**SAIL ELI Request was adjusted during scoring.

On January 22, 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 67-60.000, 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.

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
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Mdaughton@mmd-lawfirm.com
www.mmd-lawfirm.com

Via Email
January 27, 2021

Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

RECEIVED

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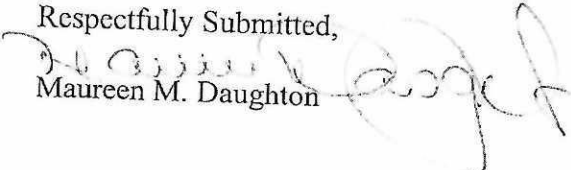
FLORIDA HOUSING
FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2020-205 Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant, Tallman Pines HR, Ltd. Application No. 2021-207BSN, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2020-205 posted by Florida Housing Finance Corporation on January 22, 2021, at 2:55pm concerning *Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

Maureen M. Daughton

Cc Hugh Brown, General Counsel

- Exhibit B -

Small County Funding Balance Available	1,575,935.00
Medium County Funding Balance Available	615,945.00
Large County Funding Balance Available	929,595.00
Non-Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	1,575,935.00
Medium County Funding Balance Available	615,945.00
Large County Funding Balance Available	929,595.00
Non-Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

NHTF Funding will be 1,00% 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)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly/Large County New Construction Applications

2021-2325N	Older Meadows Palm Beach	Palm Beach	1	Joseph Gladstone	Older Meadows, LLC McClellan Special Housing Corporation Managing Member Palm Beach County Housing Authority Member	NC	E, Non-AIF	5,000,000	600,000	5,600,000	Y	N	132	75	Y	1	Y	Y	Y	Y	Y	77
2021-2325N	Fulham Terrace	Wilborough	1	Terry S. Cornetti	Fulham Terrace Developers, LLC	NC	E, Non-AIF	4,000,000	600,000	4,600,000	Y	N	116	25	Y	3	Y	Y	Y	Y	Y	18

Three Family Large County New Construction Applications

2021-2315	Colby Manor II	Miami-Dade	1	Aaron Gortem	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	35	Y	1	Y	Y	Y	Y	Y	6
2021-2393SN	University Station	Broward	1	Maribela A. Elger	University Station Developers, LLC	NC	F	6,300,000	600,000	6,900,000	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-2448S	Corobion	Miami-Dade	1	Leona V. Swery	NS Development Corp, Leona V. Swery	NC	F	4,000,000	600,000	4,600,000	N	Y	150	35	Y	2	Y	Y	Y	Y	Y	38

One Elderly Medium County New Construction Application

2021-2668S	Chandra at The Palms	Collier	M	Christopher L. Grier	WHF F, VII Developers, LLC COFF II Developers VII, LLC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
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Two Family Medium County New Construction Applications

2021-2383	Marina Ridge	City	M	James R. Howell	NC Development, Inc.	NC	F	5,675,000	600,000	6,275,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-2428S	St. Peter Clear Park Phase I	Lee	M	Eric C. Miller	National Development of America, Inc., St. Peter Clear Developer, Inc., LCMA Developer, LLC	NC	F	4,015,000	600,000	4,615,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

Small County Applications

2021-2058S	Reserve at Palms	Columbia	5	Matthew A. Rieger	Swester Apartments II Developer, LLC The Greater Lee City Community Development Corporation, Inc.	NC	F	5,051,949	400,000	5,452,949	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
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Medium County Applications

2021-2518S	The Wilhams	St. Lucie	M	Chon E. Pichas	Resonance Development, LLC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-2058S	Reserve at Palms	Okeechobee	M	Scott Zimmerman	ESG Resonance Properties, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-2555N	Sonnet Landing	Sebastian	M	Jonathan L. Wolf	Sonnet Landing Developer, LLC SH4 Developer, LLC	Reflex	F	2,000,000	600,000	3,000,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85

Large County Applications

2021-2455S	Stadium Towers	Miami-Dade	1	Leona V. Swery	RS Development Corp, Leona V. Swery	NC	F	4,221,000	400,000	4,621,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-2093SN	Fern Grove Apartments	Orange	1	Scott Zimmerman	BDT Fern Grove Developer, LLC	NC	E, Non-AIF	5,900,000	600,000	6,500,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-2138SN	12-Juan Pines Phase I	Broward	1	Maribela A. Elger	HG Talam Villa Developer, LLC Building Better	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-2680N	Southwest Commons	Orange	1	Jonathan L. Wolf	Southwest Commons Property Services, LLC OTC2	NC	F	7,000,000	600,000	7,600,000	N	N	108	25	Y	3	Y	Y	Y	Y	Y	37
2021-2735	Grand Core Apartments	Palm Beach	1	Bernie J. Smith	Highway Group, Inc.	NC	F	3,000,000	600,000	3,600,000	N	N	54	25	Y	4	Y	Y	Y	Y	Y	2

On January 23, 2021, the Board of Directors of Florida Housing Finance Corporation approved the review committee's motion and staff recommendation to reject the above applications for funding and invite the applicants to enter each, individually, any material application into a round of protest and a formal written protest in accordance with Section 120.51(3), Fla. Stat., Rule Chapter 28.110, F.A.C., and Rule 67.62(2)(b), F.A.C. Failure to file a protest within the time period in Section 120.51(3), Fla. Stat., and constitute a waiver of protesting under Chapter 120, Fla. Stat.

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-1908SN	The Grove	Miami-Dade	L	William T Faber	The Richman Group of Florida, Inc	NC	NC	7,000,000	600,000	7,600,000	31,375,751	1,656,180	Y	Y	N	N	200	25	Y	3	Y	Y	Y	Y	71
2021-1918SN	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90
2021-1928SN	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	6,000,000	600,000	6,600,000	13,050,000	766,981	Y	Y	N	N	110	25	Y	5	Y	Y	Y	Y	90
2021-1938SN	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	7,600,000	600,000	8,200,000	19,050,000	954,312	Y	Y	N	N	120	25	Y	4	Y	Y	Y	Y	30
2021-1948SN	Park Tower	Miami-Dade	L	Matthew A. Rieger	HTG Park Tower Developer, LLC	NC	NC	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	N	120	25	Y	2	Y	Y	Y	Y	37
2021-1958SN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	5,999,000	600,000	6,599,000	15,000,000	884,800	Y	Y	N	N	120	25	Y	5	Y	Y	Y	Y	3
2021-1968SN	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	Y	N	N	96	25	Y	4	Y	Y	Y	Y	9
2021-1978SN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	6,000,000	600,000	6,600,000	15,500,000	954,117	Y	Y	N	N	120	25	Y	4	Y	Y	Y	Y	17
2021-1988SN	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	5,000,000	600,000	5,600,000	34,000,000	1,651,070	Y	Y	N	N	194	25	Y	1	Y	Y	Y	Y	52
2021-1998SN	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	NC	6,309,350	600,000	6,909,350	42,000,000	2,150,000	Y	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	81
2021-2008SN	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	4,810,000	600,000	5,410,000	28,000,000	1,350,000	Y	Y	N	N	160	25	Y	2	Y	Y	Y	Y	53
2021-2018SN	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	4,095,000	600,000	4,695,000	25,000,000	1,000,000	Y	Y	N	N	135	25	Y	2	Y	Y	Y	Y	22
2021-2028SN	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33
2021-2038SN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	5,400,000	600,000	6,000,000	18,000,000	960,294	Y	Y	N	N	138	25	Y	3	Y	Y	Y	Y	26
2021-2048SN	Twin Lakes Estates - Phase II	Polk	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC Polk County Housing Developer, Inc.	NC	NC	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31
2021-2058SN	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	Y	N	N	139	25	Y	3	Y	Y	Y	Y	15
2021-2078SN	Talman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Talman HR Developer, LLC Building Better Communities, Inc.	NC	E, Non-AIF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	N	75	25	Y	2	Y	Y	Y	Y	69
2021-2088SN	The Atrium at Vahlhill Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	4,250,000	600,000	4,850,000	17,000,000	785,000	Y	Y	N	N	84	25	Y	5	Y	Y	Y	Y	74
2021-2098SN	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC The Greater Lake City Community Development Corporation, Inc.	NC	NC	5,053,949	408,800	5,462,749	10,000,000	750,000	Y	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21
2021-2108SN	Cortez Pointe	Herrando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	5,860,000	600,000	6,460,000	14,500,000	988,000	Y	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49
2021-2118SN	Talman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Talman Villas Developer, LLC Building Better Communities, Inc.	NC	NC	2,310,000	600,000	2,910,000	17,000,000	815,000	Y	Y	N	N	80	25	Y	1	Y	Y	Y	Y	48
2021-2128SN	Villa Alexander	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexander Developer, LLC	NC	E, Non-AIF	6,040,000	600,000	6,640,000	35,000,000	1,374,910	Y	Y	N	N	200	25	Y	2	Y	Y	Y	Y	79
2021-2138SN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	NC	5,998,500	600,000	6,598,500	13,000,000	855,000	Y	Y	N	N	120	25	Y	5	Y	Y	Y	Y	40
2021-2148SN	Quiet Meadows	Palm Beach	L	Joseph Glicksman	Quiet Meadows, LLC, McCurdy Senior Housing Corporation - Managing Member - Palm Beach County Housing Authority - Member	NC	NC	3,000,000	600,000	3,600,000	1,318,132	1,318,132	Y	Y	N	N	132	25	Y	1	Y	Y	Y	Y	72
2021-2178SN	Autumn Ridge	Palm Beach	L	Margaret C Perez	Landmark Development Corp., Margola Affordable Development, Inc.	NC	E, Non-AIF	5,550,000	600,000	6,150,000	973,000	973,000	Y	Y	N	N	106	25	Y	4	Y	Y	Y	Y	12

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2185N	Civus Gardens	Pasco	M	Brett Green	Civus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	765,966	Y	N	N	108	25	Y	5	Y	Y	Y	Y	Y	60
2021-2185H	Coleman Park Renaissance	Palm Beach	L	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	2,940,000	571,300	3,511,300	418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	Y	78
2021-2205N	Oakwood Preserve	Leon	M	Matthew A. Rieger	HFG Oakwood Developer, LLC	NC	NC	E/Non-AIF	5,999,990	600,000	6,599,990	15,000,000	903,887	Y	Y	N	120	20	Y	5	Y	Y	Y	Y	61
2021-2215	Collier Manor II	Miami-Dade	L	Aaron Gormstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000	1,202,958	Y	N	N	113	25	Y	1	Y	Y	Y	Y	Y	51
2021-2218S	St. Peter Claver Phase Phase 1	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; CHA Developer, LLC	NC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,894	Y	N	N	136	25	Y	2	Y	Y	Y	Y	51
2021-2218S	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSUD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	555,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	59
2021-2255	Harold Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000	569,904	Y	N	N	54	35	Y	4	Y	Y	Y	Y	Y	2
2021-2265	Hilcrest Reserve	Pink	M	Darren J. Smith	PDG Hilcrest Reserve, LLC; WHHA Development, LLC	NC	NC	F	5,600,000	390,200	5,994,200	586,637	Y	N	N	80	25	Y	5	Y	Y	Y	Y	Y	45
2021-2275	Village at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SC14 Developer, LLC	NC	NC	F	3,540,000	514,400	4,054,400	493,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	Y	73
2021-2298S	Missy Creek Preserve	St. Johns	M	J. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	58
2021-23085N	Calusa Pointe	Palm Beach	L	David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,880,000	600,000	7,480,000	15,000,000	1,040,000	Y	N	N	140	25	Y	5	Y	Y	Y	Y	5
2021-23185N	WaterView Preserve	Orange	L	Brett Green	WaterView Preserve Developer, LLC; Judd Real Estate Development, Inc.	NC	NC	E/Non-AIF	7,000,000	600,000	7,600,000	12,500,000	908,381	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	54
2021-23185	Residences at SOMI Parc	Miami-Dade	L	Alberto Millo, Jr.	Residences at SOMI Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	31,000,000	1,904,995	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	36
2021-23355N	Villa Brezale	Miami-Dade	L	Kenneth Naylor	Villa Brezale Development, LLC; H&CMB Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	16,500,000	812,273	Y	N	N	109	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Opicketa	Miami-Dade	L	Robert G Hoakins	HuBuck Development Partners, Inc.	NC	NC	F	4,500,000	600,000	5,100,000	1,774,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	Y	83
2021-23585N	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Herford Development Group, LLC	NC	NC	E/Non-AIF	5,350,000	600,000	5,950,000	9,700,000	675,662	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Magnolia Family II	Leon	M	James S Gray/ly	New Affordable Housing Partners; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	N/A	1,262,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	27
2021-23785N	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	ITG Ridge Developer, LLC	NC	NC	E/Non-AIF	6,999,000	600,000	7,599,000	14,300,000	879,620	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	80
2021-23885N	Coliner Apartments III	Miami-Dade	L	Kenneth Naylor	APC Coliner Development III, LLC	NC	NC	E/Non-AIF	7,000,000	600,000	7,600,000	37,000,000	2,198,118	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	11
2021-24055N	Quail Roost Trails Village IV	Miami-Dade	L	Kenneth Naylor	APC Coliner Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,841,166	Y	N	N	240	25	Y	1	Y	Y	Y	Y	50
2021-24335	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V Swazy	RS Development Corp.; Lewis V. Swazy	NC	NC	E/Non-AIF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	24
2021-24435	Liberty Renaissance	Miami-Dade	L	Lewis V Swazy	RS Development Corp.; Lewis V. Swazy	NC	NC	E/Non-AIF	3,000,000	600,000	3,600,000	14,000,000	876,808	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	46
2021-24515S	Princeton Crossings	Miami-Dade	L	Lewis V Swazy	RS Development Corp.; Lewis V. Swazy	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,209	Y	N	Y	150	35	Y	2	Y	Y	Y	Y	56
2021-24615S	Stadium Towers	Miami-Dade	L	Lewis V Swazy	RS Development Corp.; Lewis V. Swazy	NC	NC	F	4,371,000	800,000	4,971,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	38
2021-24615S	Condens at Hagerndale Lakes	Collier	M	Christopher L Sheer	MHP FLVH Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E/Non-AIF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	N	N	160	25	Y	3	Y	Y	Y	Y	67

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-24785N	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-AIF	5,070,000	600,000	5,670,000	20,000,000	1,138,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41	
2021-24885	Condore Estates	Miami-Dade	L	Levin V. Sweeney	RS Development Corp.; Levin V. Sweeney	NC	F	5,168,000	600,000	5,768,000	30,000,000	1,084,524	Y	Y	N	180	25	Y	1	Y	Y	Y	Y	63	
2021-24985	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	Y	N	144	25	Y	4	Y	Y	Y	Y	55	
2021-25085	Margolia Senior	Leon	M	James S. Grouley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-AIF	4,900,000	500,000	5,500,000	N/A	918,982	Y	Y	N	110	25	Y	4	Y	Y	Y	Y	20	
2021-25185	The Willows	Saint Lucie	M	Cifton E. Phillips	Roundstone Development, LLC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	16	
2021-25285N	Fullham Terrace	Hillsborough	L	Terr S. Cummins	Fullham Terrace Developer, LLC	NC	E, Non-AIF	4,000,000	600,000	4,600,000		1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18	
2021-25385N	Arbor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	E, Non-AIF	5,810,714	600,000	6,410,714	15,000,000	962,520	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	89	
2021-25485N	Pinecrest Grove	Okechobee	M	Matthew A. Rieger	HIG Pinecrest Grove Developer, LLC	NC	E, Non-AIF	6,000,000	600,000	6,600,000	12,400,000	652,633	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82	
2021-25585N	Somerset Landings Park	Seminole	M	Jonathan L Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	F	2,800,000	600,000	3,400,000		1,030,245	Y	Y	N	84	25	Y	3	Y	Y	Y	Y	85	
2021-25785N	Flats at Baldwin Park	Leon	M	Brett Green	Flats at Baldwin Park Developer, LLC; Judd Koch Real Estate Development, Inc.	NC	F	6,000,000	600,000	6,600,000	11,900,000	842,794	Y	Y	N	120	25	Y	4	Y	Y	N	Y	56	
2021-25885N	Nathan Ridge	Clay	M	Jane R. Hoover	NVC Development, Inc.	NC	F	5,675,000		5,675,000		929,084	Y	Y	N	192	25	Y	5	Y	Y	Y	Y	28	
2021-26085	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer LLC; Douglas Gardens IV Developer, LLC	NC	E, Non-AIF	6,710,714	600,000	7,310,714	31,750,000	1,507,920	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	13	
2021-26285N	Arts Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	NC	F	6,000,000	600,000	6,600,000	14,000,000	852,000	Y	Y	N	96	25	Y	5	Y	Y	Y	Y	34	
2021-26385	Stevia Bay	Miami-Dade	L	Mara S. Madas	Conerstone Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000	13,000,000	914,311	Y	Y	N	120	25	Y	1	Y	Y	Y	Y	86	
2021-26485	Oakhurst Trace	Pineellas	L	J. David Ragle	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-AIF	6,960,000	600,000	7,560,000		780,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68	
2021-26585N	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	Y	N	119	25	Y	2	Y	Y	Y	Y	35	
2021-26685N	Dunedin Senior	Brevard	L	Timothy M. Meegan	JIC Florida Development, LLC	NC	E, Non-AIF	4,970,000	592,000	5,562,000		575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1	
2021-26785	The Avlon	Hillsborough	L	Christopher T Shear	MHP FL VIII Developer, LLC; COBE FL Developer VIII LLC	NC	E, Non-AIF	6,610,714	600,000	7,210,714	17,500,000	971,355	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25	
2021-26885N**	Bysside Breze	Okechobee	M	Michael J. Leitch	Pinnacle Communities, LLC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,595,000	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	44	
2021-26985N	Southwick Commons	Orange	L	Jonathan L. Wolf	The Michaels Development Company L.P.; Bayville Development of Fort Walton, LLC	NC	F	7,000,000	587,200	7,587,200	9,250,000	658,603	Y	Y	N	88	25	Y	5	Y	Y	N	Y	14	
2021-27085	Mario Grande II	Miami-Dade	L	Mara S. Madas	Conerstone Group Partners, LLC	NC	E, Non-AIF	3,600,000	600,000	4,200,000		2,131,814	Y	Y	N	155	25	Y	3	Y	Y	Y	Y	32	
2021-27185N	Royal Pointe	Miami-Dade	L	Mara S. Madas	Conerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,264,000	600,000	3,864,000	14,000,000	811,578	Y	Y	N	102	25	Y	3	Y	Y	Y	Y	43	
2021-27285N	Park Ridge II	Polk	M	Matthew A. Rieger	HIG Park Ridge II Developer, LLC	NC	E, Non-AIF	5,999,900	550,800	6,550,700	12,900,000	885,548	Y	Y	N	110	25	Y	5	Y	Y	Y	Y	39	
2021-27385	The Villages Apartments, Phase II	Miami-Dade	L	Cher L. Gross	Villages II Developer, LLC	NC	F	4,800,000	600,000	5,400,000		1,319,842	Y	Y	N	120	25	Y	3	Y	Y	Y	Y	57	
2021-27485	Edison Towers Apartments	Miami-Dade	L	Coral A Gardner	Tanley Economic Development Corporation, Inc.	R	E, Non-AIF	4,500,000	600,000	5,100,000		842,315	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	84	
2021-27585N	Summerfield Senior Apartments	Hillsborough	L	Paula M. Bradas	Inventus Development, LLC; ADC Communities II, LLC	NC	E, Non-AIF	6,515,000	600,000	7,215,000	N/A	706,685	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	87	

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Ineligible Applications																										
2021-2068N	Barnett Villas	Orange	L	Scott Zimmerman	BOG Barnett Villas Developer, LLC	NC	NC	E, Non-AIF	5,452,560	600,000	6,452,560	18,000,000	1,061,208	N	Y	N	160	25	Y	Y	Y	Y	Y	Y	88	
2021-2115N	Rainbow Village	Miami-Dade	L	Matthew A. Fisher	BGC Phase 1 Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,099	N	N	N	299	25	Y	Y	Y	Y	Y	Y	19	
2021-2158S	Apartment Phase Two	Lee	M	Scott Zimmerman	BOG Orchid Apartment Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	N	N	N	120	25	Y	Y	Y	Y	Y	Y	76	
2021-2245	Westover Senior Housing	Escambia	M	Jamie A. Smart	NHOF Florida Developer, LLC/AHIC Development, LLC	NC	NC	E, Non-AIF	3,141,655	472,800	3,614,455		592,556	N	Y	N	80	25	Y	Y	Y	Y	Y	Y	77	
2021-2285N	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BOG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000		882,154	N	Y	N	120	25	Y	Y	Y	Y	Y	Y	70	
2021-2218S	Wywood 21 Apartments	Miami-Dade	L	Eugene Schneur	Florida Wywood Apartments, LLC	NC	NC	F	4,500,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y	Y	Y	Y	Y	Y	47	
2021-258S	Strenly Grove	Miami-Dade	L	Oliver L. Gross	Strenly Grove Developers, LLC	NC	NC	F	6,000,000	600,000	6,600,000		1,051,667	N	N	N	150	20	Y	Y	Y	Y	Y	Y	62	
2021-2618N	Lincoln Gardens	Miami-Dade	L	Alberto Millo, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-AIF	6,000,000	600,000	6,600,000		726,339	N	Y	N	77	25	Y	Y	Y	Y	Y	Y	55	
2021-27185N	Seabury Gardens Apartments	Bay	M	Greg Houss	Seabury Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	14,800,000	1,051,667	N	N	N	150	20	Y	Y	Y	Y	Y	Y	62	
2021-27258N	Hermosa North Fort Myers	Lee	M	Michael R. Albin	National Development of America, Inc.; Federal Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,500,000	602,384	N	N	N	160	10	Y	Y	Y	Y	Y	Y	4	
2021-27858N	Orange on 34th Street	Manatee	M	Jarret M. Strickelkow	Gorman & Company, LLC	NC	NC	E, Non-AIF	5,000,000	600,000	5,600,000	9,600,000	1,232,484	N	Y	N	191	25	Y	Y	Y	N	Y	Y	23	
2021-2775	Cleveland Avenue	Lee	M	Marla Davis	Fort Myers Developer, LLC, Southwest Florida Affordable Development, LLC	NC	NC	F	5,909,040	401,000	6,304,000	27,500,000	637,313	N	N	N	90	25	Y	Y	Y	Y	Y	Y	7	

*SAIL Request was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.
 **SAIL ELI request was adjusted during scoring.

On January 22, 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.



**Housing Finance Authority
of Palm Beach County**

100 Australian Avenue, Suite 410
West Palm Beach, FL 33406
(561) 233-3656
FAX: (561) 233-3657
www.pbchfa.org



Chairperson

Bobby "Tony" Smith

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James H. Harper, Sr.

Charles V. St. Lawrence

Executive Director

David M. Brandt

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(561) 233-3652

Administrative Assistant

Jennifer M. Hamilton

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"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

November 6, 2020

Quiet Meadows, LLC
c/o Mr. Joseph Glucksman
McCurdy Senior Housing Corporation
306 SW 10th Street
Belle Glade, FL 33430

Re: Florida Housing RFA 2020-205

Dear Mr. Glucksman:

This letter is provided in connection with your application to Florida Housing Finance Corporation's RFA 2020-205 for SAIL Financing of Affordable Multifamily Housing Developments to be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits.

The Housing Finance Authority of Palm Beach County confirms the following items:

- A. Quiet Meadows, LLC. has submitted a complete application for Tax-Exempt Bonds for the Quiet Meadows development to be located at 350 SW 10th Street, Belle Glade, FL 33430.
- B. Quiet Meadows, LLC. has requested an initial amount of Tax-Exempt Bonds not to exceed \$19,000,000.
- C. Quiet Meadows, LLC. has not closed on the Tax-Exempt Bonds and will not close prior to the application deadline for FHFC RFA 2020-205.

Should you have questions or need further information regarding this matter, please do not hesitate to contact us.

Sincerely,

David Brandt
Executive Director

- Exhibit C -



R4 CAPITAL
FUNDING

November 6, 2020

Joseph Glucksman
McCurdy Senior Housing Corporation
306 SW 10th Street
Belle Glade, FL 33430

RE: Quiet Meadows, Belle Glade, FL (the "Project")

Dear Mr. Glucksman:

Thank you for sending the information on Quiet Meadows. We have reviewed the development proposal and are extremely interested in providing construction period and permanent financing for this 132-unit community. R4CF will provide such mortgage capital through our direct purchase of tax-exempt bonds to be issued by Palm Beach County Housing Finance Authority.

We expressly acknowledge that the development will be subject to specific income limits and the 40-60 set aside. We have reviewed the underwriting criteria set forth in the Qualified Allocation Plan (QAP) and other special use restrictions that allow additional points under the 2019-2020 QAP, which were considered in our underwriting analysis.

It is our understanding that Quiet Meadows will consist of 132 one-bedroom units, providing affordable rental housing for family use, subject to various special use restrictions:

- The Property will be subject to certain LURAs based upon its receipt of LIHTC and/or other public subsidies. It is further anticipated that all of the Property's units will subject to contract-based Section 8 subsidies.

Based upon the information provided to us to date, R4CF expects the total bond financing on the property to be approximately \$19,000,000 during the development period, paid down to approximately \$15,000,000 at Stabilization. A summary of financing key terms is as follows:

- Interest Rate: The fixed rate of interest on the Bonds will be established approximately five business days prior to Closing based upon the 10-year Treasury Index, published by Thomson Reuters, plus a spread of 2.85%, subject to a bond interest floor of 3.75%.
 - As of November 5, 2020 the 10-year Treasury Index is 0.76% and the Bond Interest Rate would be 3.75%. Upon Closing, interest will be paid monthly.
- Construction Period: 18 months
- IO period: The period prior to the Stabilization Date.
- Project Stabilization: 24 months
- Upon Stabilization, the Permanent Loan will be \$15,000,000.
- Term: 16 years
- Amortization: 35 years
- R4CF Origination Fee: 1.00%
- R4CF Construction Servicing: 0.50%
- Construction Inspection Fee: \$1,500/month

- Exhibit D -

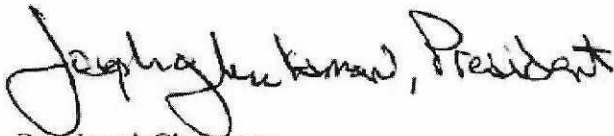
R4CF appreciates the opportunity to work with McCurdy Senior Housing Corporation on its affordable housing acquisitions and looks forward to executing this and other transactions with you.

Very truly yours,
R4 CAPITAL FUNDING LLC

A handwritten signature in black ink, appearing to read 'J. Spound', written over a faint circular stamp or watermark.

By: James D. Spound
President

Please acknowledge receipt of this letter by signing below.

A handwritten signature in black ink that reads 'Joseph Glucksman, President'.

By: Joseph Glucksman



8141 Lakewood Mann St, Ste 208
Lakewood Ranch, FL 34202

727 329 5479
CREA.LLC.COM

November 10, 2020

Joseph Glucksman
McCurdy Senior Housing Corporation
306 SW 10th St.
Belle Glade, FL 33430

Re: Quiet Meadows (the "Project")

Dear Mr. Glucksman:

This letter of intent (this "Letter of Intent") summarizes the principal business terms under which a CREA, LLC ("CREA") entity (sometimes referred to herein as the "Limited Partner") will acquire an interest in Quiet Meadows Limited Partnership (the "Partnership") that will develop and operate the Project. The terms and conditions of the Limited Partner's investment in the Project are subject to the execution of a mutually agreed upon limited partnership agreement (the "Partnership Agreement") and CREA's Capital Committee approval. Capitalized terms not otherwise defined herein will have the meanings set forth in the Partnership Agreement.

1) Project Information and Assumptions

The Limited Partner's willingness to acquire an interest in the Partnership is based upon the following information and assumptions. CREA reserves the right to update and adjust this Letter of Intent to reflect any changes in the following information and assumptions discovered during the due diligence and underwriting review.

- a) The Project, located in Belle Glade, Florida, County of Palm Beach, will have 132 senior units for rent. Within the Project, 132 units will be occupied in compliance with the Federal low-income housing tax credit ("LIHTC") requirements of Section 42 of the Internal Revenue Code (the "Code").

b) Participants

General Partner (0.010%):	Quiet Meadows , LLC
Limited Partner (99.989%):	CREA Quiet Meadows, LLC
Special Limited Partner (0.001%):	CREA SLP, LLC
Co-Developer:	McCurdy Senior Housing Corporation
Co-Developer:	Palm Beach County Housing Authority
General Contractor:	To-be-determined
Property Manager:	To-be-determined
Guarantors:	General Partner and Developer

- Exhibit E -

c) Project Timeframe

Closing Date:	July 1, 2021
Construction Completion Date:	January 1, 2023
Qualified Occupancy Date:	July 1, 2023
Stabilized Operations Date:	October 1, 2023

d) Tax Credit Delivery and Pricing

The terms and conditions set forth in this Letter of Intent are based upon a financial model initially submitted to CREA. Prior to closing, CREA will underwrite your financial assumptions and prepare a final financial model which, if acceptable to the General Partner, will be attached to the fully executed Partnership Agreement (the "Financial Forecasts").

Federal Low Income Housing Tax Credits (the "Tax Credits") are expected to be generated by the Partnership and allocated to the partners.

"Projected Tax Credits" means Tax Credits from the Agency in an amount equal to:

\$664,066 (50%)	in 2023
\$1,328,132 (100%)	in 2024 through 2032
\$664,066 (50%)	in 2033

The Financial Forecasts will reflect equity amounts calculated as follows:

LIHTC Equity

2020 Federal LIHTC Request:	\$13,282,784
Limited Partner Interest:	99.989%
Credit Price:	\$0.95

Total Federal Equity: \$12,617,257

TOTAL LIMITED PARTNER EQUITY \$12,617,257

CREA SLP, LLC Equity: \$100

The Total Limited Partner Equity assumes an applicable percentage of 3.08% for the rehab and acquisition credits.

2) **Limited Partner's Capital Contribution**

- a) The Limited Partner will make capital contributions ("Capital Contributions") to the Partnership in installments (each, an "Installment"), pursuant to the terms and conditions of the Partnership Agreement. Each Installment is subject to the Limited Partner's receipt of: (i) a satisfactory AIA forms and general contractor lien waivers (during construction), (ii) a current date down endorsement or title update, (iii) satisfactory

evidence that the Project is In Balance, (iv) evidence that the conditions of all prior Installments have been satisfied, and (v) the General Partner's certification that the representations and warranties contained in the Partnership Agreement are true and correct as of the date of the Installment. Each Installment will be made within ten (10) business days of the receipt and satisfaction of all items listed below. Installments will be made as follows:

- 1) \$1,892,588 (15.00%), (the "First Installment"), will be funded upon the later to occur of the execution of the Partnership Agreement and satisfaction of the following conditions, as determined by the SLP:
 - a) the Limited Partner's admission to the Partnership;
 - b) receipt by the SLP of due diligence documentation customary to closing a LIHTC transaction;
 - c) closing of all Project sources and funding of those sources as required pursuant to the Financial Forecasts;
 - d) receipt of a fixed rate commitment for the Permanent Loan(s); and
 - e) receipt of any necessary building permits or approved will-issue letter; and
 - f) confirmation that all subsidy contracts will be in place prior to the funding of the First Installment and have a term extending at least one year beyond the end of the Compliance Period.
- 2) \$5,046,903 (40.00%), (the "Second Installment"), will be funded upon the later to occur of January 1, 2023 and satisfaction of the following conditions, as determined by the Limited Partner:
 - a) 98.00% lien-free completion of construction of the Project as certified by the architect (up to \$100,000 of liens may be bonded over);
- 3) \$4,416,040 (35.00%), (the "Third Installment"), will be funded upon the later to occur of January 1, 2023 and satisfaction of the following conditions, as determined by the SLP:
 - a) Lien-free (up to \$100,000 of liens may be bonded over) Construction Completion of the Project sufficient for all residential rental units to be "placed in service" within the meaning of Section 42 of the Code;
 - b) the issuance of all required permanent certificates of occupancy permitting immediate occupancy of all residential rental units;
 - c) architect's substantial completion certification that the Project has been completed in accordance with the Plans and Specifications;
 - d) receipt of the accountant's draft Cost Certification and evidence that the "50% Test" has been met;
 - e) receipt by the SLP of satisfactory evidence that all environmental requirements have been met (if applicable); and
 - f) execution of a property management agreement if not required at closing.
- 4) \$630,863 (5.00%), (the "Fourth Installment"), will be funded upon the later to occur of October 1, 2023 and satisfaction of the following conditions, as determined by the SLP:
 - a) the achievement of Stabilized Operations (as defined below);
 - b) receipt and approval of the Limited Partner's third-party review of all of the first year's tenant files for compliance with the Code and State requirements;
 - c) receipt of the accountant's final Cost Certification and the final 50% Test;
 - d) payment in full of the Construction Loan and closing and funding of the Permanent Loans (which may occur simultaneously with the payment of this Fourth Installment);
 - e) receipt of the final as-built ALTA survey of the Project.

"Stabilized Operations" means a 90 consecutive day period following Construction Completion upon which: (i) the Project has achieved Qualified Occupancy, (ii) the Project has maintained physical

occupancy of at least 90%, (iii) closing and funding of the Permanent Loan has occurred, and (iv) the Project has satisfied the Debt Coverage Ratio Requirement.

5) \$630,863 (5.00%), (the "Fifth Installment"), will be funded upon the later to occur of January 1, 2024 and satisfaction of the following conditions, as determined by the SLP:

- a) the IRS Form 8609 for all buildings;
- b) receipt of the approved and recorded Restrictive Covenant; and
- c) an executed copy of the Deferred Developer Fee Note; and
- d) a copy of the filed 168(h) election (if applicable).

b) All equity Installments during the construction period (including the Construction Completion installment) will be funded on a monthly draw basis. Concurrently with the date a construction draw request is made to a lender, or when an Installment is requested during the construction period, the General Partner will furnish to the SLP a copy of any documents submitted to a lender as part of a construction draw or as otherwise required herein.

3) Cash Flow Distributions

a) Subject to any required approvals, Cash Flow generated through October 1, 2023, after the payment of any Asset Management Fee, will be available to pay Development Costs. After October 1, 2023, Cash Flow will be distributed in the following order and priority:

- 1) To pay any current and accrued but unpaid Asset Management Fee;
- 2) To repay any unpaid loans made by the Limited Partner or the SLP;
- 3) To the Limited Partner for any Tax Credit adjusters;
- 4) To pay any DDF (plus any accrued interest), and then as a return of capital to the General Partner to the extent of any General Partner Capital Contribution required to pay DDF at the end of the Compliance Period;
- 5) To the Operating Reserve Account until such account is equal to the initial Operating Reserve amount, and then to the Replacement Reserve Account to replenish expenditures not contemplated in the approved capital budget;
- 6) To the payment of any Cash Flow Loans;
- 7) To the payment of any discretionary General Partner loan;
- 8) To the payment of Deferred Property Management Fees (if applicable)
- 9) To the General Partner to repay any guaranty obligation treated as a loan;
- 10) Of the balance, 10.00% to the Limited Partner; and
- 11) The balance to the General Partner as an Incentive Management Fee (but not in excess of 12% of the gross revenues of the Partnership, less any related party fees) and, thereafter, as a distribution to the General Partner.

b) Net Cash from Sale and Refinance will be distributed in the following order and priority:

- 1) To repay any unpaid loans made by the Limited Partner or the SLP;
- 2) To the Limited Partner for any Tax Credit adjusters;
- 3) Payment to the Limited Partner to cover the exit tax liability from the Limited Partner's negative capital account, if any;

- 4) To pay any current and accrued but unpaid Asset Management Fee;
 - 5) To pay any DDF plus any accrued interest;
 - 6) To fund reserves for contingent or unforeseen liabilities or obligations of the Partnership to the extent deemed reasonable by the Limited Partner;
 - 7) To pay Deferred Property Management Fees;
 - 8) To the payment of any debts and liabilities (including any unpaid fees) owed to the partners or affiliates by the Partnership for Partnership obligations; provided, however, that the foregoing debts and liabilities owed to the partners and their affiliates will be paid or repaid, as applicable, in the following order of priority, if and to the extent applicable: (i) unpaid discretionary loans and (ii) amounts treated as loans for guaranty obligations; and
 - 9) After making the payments specified above, the balance of Net Cash from Sale and Refinance, if any, will be distributed 90.00% to the General Partner and 10.00% to the Limited Partner.
- 4) **CREA Fees**
- a) The Partnership will pay an annual Asset Management Fee of \$5,000, increasing by 3.00% per annum (the "AMF"), which AMF will be earned by the Asset Manager beginning on the date of the Partnership Agreement (with a pro-rata share of such fee earned for any partial calendar year). The first year's AMF will be paid at closing and the amount payable for the second year's AMF will be adjusted pro-rata.
 - b) The Partnership will pay CREA a due diligence reimbursement of \$60,000 from the proceeds of the First Installment.
- 5) **Other Matters**
- a) The Partnership will establish the Operating Reserve in the amount of six months' underwritten Operating Expenses and must pay debt service. The Operating Reserve is currently estimated at \$752,952 which amount remains subject to final underwriting. The Operating Reserve will be funded evenly out of the proceeds of the Third Installment. The Operating Reserve will be held in the Operating Reserve Account at a bank selected by the Limited Partner, which account will require the prior written consent of the Limited Partner for withdrawals. The Operating Reserve will be used to fund Operating Deficits and will be replenished pursuant to Section 3. The Operating Reserve will be released in accordance with Section 3 at the end of the Compliance Period.
 - b) The Partnership will establish and maintain an annual Replacement Reserve equal to the greater of: (1) the amount required by the Lender; and (2) \$300 per unit per annum escalating at 3.00% per annum, or such greater amount as CREA may reasonably require following its review of the construction documents. On the sixth and eleventh anniversary of Construction Completion, the SLP will have the right to require a physical needs assessment of the Project pursuant to which the amount reserved on a monthly basis may be increased.

(signature page follows)

Thank you for your consideration and we sincerely appreciate the opportunity to work with you.

Very truly yours,

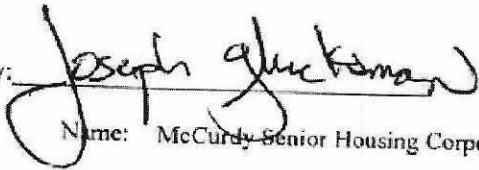
CREA, LLC

By: 

Name: Mike Boyle
Title: Senior Vice President

Agreed and Accepted:

Developer

By: 

Name: McCurdy Senior Housing Corporation

By: Joseph Glucksmann

Its: President

Date: 11/10/2020