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FLORIDA HOUSING  
FINANCE CORPORATION

STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

HTG Skyview, Ltd.,

Petitioner,

CASE NO. 2023-091BP  
Application #2024-205C

v.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

\_\_\_\_\_ /

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

HTG Skyview, Ltd. (“Petitioner”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to sections 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code (“F.A.C.”), to challenge the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on October 27, 2023, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), with respect to *Request for Applications 2023-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County* ( the “RFA”).

Parties

1. Petitioner is a Florida limited partnership engaged in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner filed a response to the RFA seeking tax credit funding for its proposed affordable housing project, Skyview Lofts which was assigned application number #2024-205C (“Petitioner’s Application”). For the purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing's RFA number is 2023-203 and Petitioner's Application was assigned application #2024-205C.

3. 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.

#### Notice

4. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on October 27, 2023, when Florida Housing posted RFA 2023-203 Board Approved Preliminary Awards and the Board Approved Scoring Results on its website. Petitioner's Application was deemed eligible but was not included in the applications selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Petitioner contends that its Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing's intended award decisions on November 1, 2023. See Exhibit A.

#### Background

6. Florida Housing administers several programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. One of the programs through which Florida Housing allocates resources to fund affordable housing is the State Housing Credit Program (the "Tax Credit Program"), which is established in Florida under the authority of Section 420.5093, Florida Statutes. Florida Housing

is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing.

#### The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See Rule 67-60.001(2), F.A.C.

9. On July 7, 2023, Florida Housing issued the RFA seeking applications for funding the development of affordable, multifamily housing in Miami-Dade County.

10. The RFA was issued by Florida Housing pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C. as the competitive solicitation method for allocating funding to competing applicants proposing the development of affordable, multifamily housing in Miami-Dade County. As set forth in the RFA, Florida Housing expected to have an estimated \$9,481,390 of Housing Credits available for award to proposed developments. See RFA, p. 2. Applications in response to the RFA were due by 3:00 p.m. on September 14, 2023 (the “Application Deadline”).

11. Petitioner and numerous other applicants timely submitted responses to the RFA requesting financing for their proposed affordable housing projects. Petitioner’s application for Skyview Lofts (“Skyview”), located in Miami-Dade County satisfied all of the required elements of the RFA and is eligible for a funding award.

12. The RFA sets forth the information required to be submitted by an applicant and provides a general description of the type of projects that will be considered eligible for funding. All applicants must meet the requirements set forth in the RFA, include as part of their applications the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53,

Florida Administrative Code. The RFA also delineates the funding selection criteria and specifies that only those applications that meet all of the Eligibility Items will be eligible and considered for funding selection. See RFA, pp. 69-70.

13. The RFA stated the intent to fund a certain number of applications within each of the following goals:

The Corporation has a goal to fund one proposed Development that (a) selected the Demographic Commitment of Family at question 2.

a. of Exhibit A and (b) qualifies for the Geographic Areas of Opportunity/SADDA Goal as outlined in Section Four A.10.a.(1)(d) of the RFA.

b. The Corporation has a goal to fund one proposed Development that selected the Demographic Commitment of Elderly (Non-ALF) at question 2.a. of Exhibit A.

c. The Corporation has a goal to fund one proposed Development that qualifies for the Urban Center/MetroRail Station Designation. Preference will be given to Priority I Applications with a proposed Development that qualifies for the Tier 1 MetroRail Station Designation or Tier 1 Urban Center Designation.

See RFA, p. 72.

14. The RFA set forth a “Sorting Order” when selecting Applications to meet the above-referenced goals as follows:

The highest scoring Priority 1 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. This will then be repeated for Priority 2 Applications:

a. First, by the Application’s eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) 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 Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

c. Next, 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. Next, 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);

e. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 72-73.

15. The RFA included the following funding selection process:

a. Goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal

The first Application selected for funding will be the highest ranking eligible Priority 1 Family Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal. If there are none, then the first Application selected for funding will be the highest ranking eligible Priority 2 Family Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal.

b. Goal to fund one Elderly (Non-ALF) Development

The next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies as an Elderly (Non-ALF) Development.

If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies as an Elderly (Non-ALF) Development.

c. Goal to fund one Application that qualifies for the Urban Center/MetroRail designation

The next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.\* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies for the Tier 2 MetroRail Designation or Tier 2 Urban Center Designation.\* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.\* If there are none, then the next Application

selected for funding will be the highest ranking eligible Priority 2 Application that qualifies for the Tier 1 MetroRail Designation or Tier 2 Urban Center Designation.\*

\*If this Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.

See RFA, pp. 73-74.

16. A Review Committee comprised of Florida Housing staff was assigned to conduct the initial evaluation and scoring of the RFA responses. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the funding selection criteria set forth in the RFA to develop a proposed allocation of funding to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on October 27, 2023. See Exhibit C.

17. Of the applications received in response to the RFA, three (3) applications were preliminarily selected for funding. See Exhibit C. Petitioner's Application satisfied all of the required elements of the RFA and is eligible for funding but was not preliminarily selected.

18. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After resolution of the administrative challenges, results will be presented to the Florida Housing Board for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

19. A correct determination of the developments eligible for funding under the RFA has not been made. As a result of errors in the eligibility determinations, scoring and ranking process, applications that should have been deemed ineligible were included in the rankings and preliminary funding allocations posted on October 27, 2023.

20. The application for Quail Roost Transit Village V, which was assigned Application #2024-198C (hereinafter “Quail Roost”) was preliminarily determined eligible and was selected for funding based on Urban Center/MetroRail Station Designation goal. Quail Roost however, should be determined to be ineligible because the application does not include a properly executed Applicant Certification Acknowledgement Form and because the applicant failed to demonstrate site control.

21. Under the terms of the RFA and Florida Housing’s rules, Quail Roost should NOT be deemed eligible because the preliminary eligibility determinations and ranking of Quail Roost failed to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules. The ranking and preliminary funding awards should be corrected so that Petitioner’s Application for Skyview should be awarded housing tax credits for its proposed development.

Substantial Interests Affected

22. Petitioner’s substantial interests are affected because deeming Quail Roost eligible for funding results in that application being ranked higher for funding selection purposes than Petitioner’s Application. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017). If Quail Roost is correctly deemed ineligible, Petitioner’s Application will move into the funding range.

A. Quail Roost’s Application Does Not Include A Properly Executed Applicant Certification and Acknowledgement Form

23. As a mandatory eligibility item, the RFA requires an Applicant to identify its Authorized Principal Representative who must review and execute the Applicant Certification and Acknowledgement Form (the “Acknowledgement Form”) under the penalty of perjury “to indicate the Applicant’s certification and acknowledgement of the provisions and requirements of the RFA.” See RFA, p. 69 and RFA Ex. A., pp. 32-33. By executing the Acknowledgement Form, the



signatory is certifying that they are “authorized to bind the Applicant entity to this certification and warranty of truthfulness and completeness of the Application.” See RFA, pp. 73-75.

24. Quail Roost’s Applicant Certification and Acknowledgement Form is executed by Kenneth Naylor whose title listed as Vice President on the form. See Quail Roost’s App., Ex. A, p. 32. According to the information available, however, Mr. Naylor is not the Vice President for the Applicant entity Quail Roost Transit Village V, Ltd. The Principal’s list in the application does not list Kenneth Naylor as vice president of the applicant entity. While Mr. Naylor is apparently an officer with APCHD MM II, Inc., which is the Managing Member of Quail Roost Transit Village V, Ltd.’s General Partner, Quail Roost V GP, LLC, as reflected on the Applicant’s Principals Disclosure Form, See Quail Roost’s App. p. 33, this position does not satisfy the RFA requirements.

25. As set forth in the RFA, an “Authorized Principal Representative:”

- (a) must be a natural person Principal of the Applicant listed on the Principal Disclosure Form;
- (b) must have signature authority to bind the Applicant entity;
- (c) must sign the Applicant Certification and Acknowledgement section of Exhibit A; and
- (d) if funded, will be the recipient of all future documentation that requires a signature.

See RFA, p. 16.

26. Based on the Applicant Certification and Acknowledgement Form, it does not appear that anyone executed the Form on the behalf of the Applicant entity as required by the terms of the RFA. Quail Roost should be disqualified for failure to include a properly executed Applicant Certification and Acknowledgement Form which is a mandatory eligibility item.

B. Quail Roost is Ineligible for Failure to Demonstrate Site Control

27. As a mandatory eligibility item, the RFA requires an applicant to demonstrate site control by including the requisite documents as Attachment 6 to the application. See RFA pp. 70.



The RFA specifies that “[s]uch documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases.” See RFA, p. 39.

28. Although Quail Roost includes numerous lease documents in its application, the application fails to include all of the relevant documentation required by the RFA. The leases included as part of Attachment 6 of the Quail Roost application all refer to a “Master Ground Lease,” a copy of which is not included in the application. The Amended and Restated Gound Lease dated November 1, 2020, included in the application refers to an assignment between Quail Roost Holdings, LLC and Quail Roost Transit Village I, Ltd., but no assignment was included in the application. The Amended and Restated Ground Lease submitted with the application also requires the Master Tenant to notify the County in writing of any sublease, but the application does not include documentation confirming such notice was provided. Further, the Master Tenant’s right to sublease is permitted with the understanding that no sublease shall relieve the Master Tenant of its obligations and responsibilities under the terms of the lease, unless a written release of consent was granted by the County. Without the County’s written consent, the Master Tenant is not permitted to sublease while relinquishing its rights and obligations. However, the sublease that Quail Roost included in its application clearly states that the “Sublessee expressly assumes any and all of the obligations of Sublessor under the Master Lease with respect to the Demised Premises” and that “Sublessee, and not Sublessor, shall be responsible for all provisions of the Master Lease”.

29. Because Quail Roost failed to include the requisite documentation to demonstrate site control, it is not eligible for funding and should be disqualified.

30. In addition to the grounds set forth above, there may be other grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during the protest process.

31. The 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

32. Disputed issues of fact and law include, but are not limited to the following:
- a. Whether the Applicant Certification and Acknowledgement Form was properly executed by an Authorized Principal Representative on behalf of Quail Roost.
  - b. Whether Quail Roost demonstrated the requisite site control in accordance with the RFA;
  - c. Whether Quail Roost met the requirements of the RFA;
  - d. Whether Quail Roost is eligible for funding under the RFA;
  - e. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated;
  - f. Whether the proposed awards are based on a correct determination of the eligibility of applicants;
  - g. Whether Florida Housing's proposed award of funding to Quail Roost is clearly erroneous, arbitrary and capricious and/or contrary to competition;
  - h. Whether Florida Housing's determination that Quail Roost is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition;
  - i. Such other issues as may be revealed during the protest process.

Concise Statement of Ultimate Facts

47. Petitioner is competing for an award of tax credits with other developers based on the criteria set forth in this RFA and scoring and ranking conducted in accordance with the requirements of the RFA. Other applicants, in particular Quail Roost, were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner.

48. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner may erroneously be excluded from funding and developers may be awarded tax credits contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

49. The process set forth by the RFA for determining eligible projects compels a determination that Quail Roost should be deemed ineligible for funding based on the failure to meet the requirements set forth in the RFA.

50. Petitioner's Application for Skyview should be selected for funding.

#### Reservation to Amend

51. Petitioner reserves the right to amend its Petition based on information that becomes available through the discovery and the protest process.

#### Statutes and Rules Entitling Relief

52. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

#### Demand for Relief

53. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the Petitioner requests 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 by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Quail Roost is ineligible for an award of funding pursuant to RFA 2023-203 and that Skyview be awarded funding and invited to credit underwriting.

Respectfully submitted this 13<sup>th</sup> day of November 2023.

/s/ J. Stephen Menton  
J. Stephen Menton  
Florida Bar No. 331181  
Tana D. Storey  
Florida Bar No. 514472  
Rutledge Ecenia, P.A.  
119 South Monroe Street, Suite 202  
Tallahassee, FL 32301  
850-681-6788 Telephone  
850-681-6515 Facsimile  
[smenton@rutledge-ecenia.com](mailto:smenton@rutledge-ecenia.com)  
[tana@rutledge-ecenia.com](mailto:tana@rutledge-ecenia.com)

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via email at: CorporationClerk@floridahousing.org and an electronic copy provided to Ethan Katz, Counsel, Florida Housing Finance Corporation, ethan.katz@floridahousing.org, via email, this 13<sup>th</sup> day of November, 2023.

/s/ J. Stephen Menton  
Attorney

**Via Email**  
November 1, 2023

RECEIVED

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

NOV 1 2023 10:00 AM

FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2023-203 Proposed Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Skyview, LTD, Application No. 2024-205C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2023-203 posted by Florida Housing Finance Corporation on October 27, 2023, at 10:00am concerning *Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County*.

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

  
Respectfully Submitted

Cc Hugh Brown, General Counsel

## RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Eligible Applications**

2024-167C	4440 Apartments	Charles F Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,802,600	Y	1	N	Y	2	20	Y	A	Y	Y	43
2024-168C	Broadway Rising	Amanda Bartle	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$2,950,000	Y	1	N	N	N	20	Y	A	Y	Y	40
2024-169C	Brownsville 54	Oliver L. Gross	Brownsville 54 Developers, LLC	F	75	\$2,750,000	Y	1	N	Y	2	20	Y	B	Y	Y	4
2024-170C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	32
2024-171C	Catalyst at Goulds	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	106	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	38
2024-172C	Catherine Flon Estates	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	F	100	\$3,350,000	Y	1	N	N	N	20	Y	B	Y	Y	47
2024-173C	Cauley Point	Shawn Wilson	Blue CP Developer, LLC	F	102	\$3,458,400	Y	1	Y	N	N	20	Y	B	Y	Y	17
2024-174C	Citrus Haven Residences	Jennifer Sanz	Next Development Group, LLC; Calston Developer, LLC; Aconcagua Developers, LLC	E, Non-ALF	108	\$3,362,000	Y	1	N	Y	1	20	Y	A	Y	Y	28
2024-175C	CM Redevelopment II	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	\$1,950,000	Y	1	Y	N	N	20	Y	A	Y	Y	34
2024-176C	CM Redevelopment Senior	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$1,900,000	Y	1	N	N	N	20	Y	A	Y	Y	11
2024-177C	Coco Palm Place	Jacob Morrow	Coco Palm Place Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	9
2024-178C	Coral Breeze Estates	Jennifer Sanz	TEDC Affordable Communities Inc.; Next Development Group, LLC	E, Non-ALF	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	44
2024-179C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	98	\$3,458,400	Y	1	N	Y	1	20	Y	B	Y	Y	49
2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
2024-182C	Everglades Vista	Jennifer Sanz	Next Development Group, LLC; Calston LLC	F	110	\$3,300,000	Y	1	Y	N	N	20	Y	A	Y	Y	33

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-183C	Freedom Pointe (f.k.a. Little Havana Senior)	Kimberly Black King	Volunteers of America National Services Corporation	E, Non-ALF	75	\$2,324,124	Y	1	N	N	N	20	Y	A	Y	Y	31
2024-184C	Garden House II	Christopher L. Shear	MHP FL North Parcel Developer, LLC; MJHS FL North Parcel Developer, LLC	F	126	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	22
2024-185C	Heritage at Midtown Crossing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	10
2024-186C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	41
2024-187C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$2,960,000	Y	1	N	Y	1	20	Y	A	Y	Y	48
2024-188C	Metro Vista	Darren Smith	Metro Vista Developer, LLC	E, Non-ALF	75	\$2,625,000	Y	1	N	Y	2	20	Y	B	Y	Y	7
2024-189C	Moody Village	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,458,400	Y	2	N	N	N	20	Y	A	Y	Y	13
2024-190C	North Bay Senior Apartments	Donald W Paxton	BCP Development 23 LLC	E, Non-ALF	114	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	35
2024-191C	Osprey Landing	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	5
2024-192C	Palm Grove	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	104	\$3,400,000	Y	1	N	Y	1	20	Y	A	Y	Y	39
2024-193C	Perrine Village IV	Kenneth Naylor	Perrine Development IV, LLC	E, Non-ALF	98	\$3,458,399	Y	1	N	Y	1	20	Y	A	Y	Y	15
2024-194C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	108	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	46
2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
2024-196C	Promenade on Palm	Elena M. Adames	Ambar3, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	20
2024-197C	Quail Roost Transit Village III	Kenneth Naylor	Quail Roost III Development, LLC	F	106	\$3,458,400	Y	2	N	Y	1	20	Y	A	Y	Y	30
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2



RFA 2023-203 Board Approved Scoring Results

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2024-199C	Residences at Goulds Park	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	110	\$3,178,400	Y	1	N	Y	1	20	Y	A	Y	Y	18
2024-200C	Residences at Westview Landing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	130	\$3,458,400	Y	1	Y	Y	2	20	Y	A	Y	Y	16
2024-201C	Sage Pointe	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,400,000	Y	1	N	Y	2	20	Y	B	Y	Y	24
2024-202C	Santa Cruz Isles	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	19
2024-203C	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	8
2024-204C	Silver Creek Phase 2	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,070,000	Y	1	N	Y	1	20	Y	B	Y	Y	23
2024-205C	Skyview Lofts	Matthew A. Rieger	HTG Skyview Developer, LLC	E, Non-ALF	106	\$3,450,000	Y	1	N	Y	1	20	Y	A	Y	Y	3
2024-206C	Southpointe Vista II	Christopher L. Shear	MHP FL IX Developer, LLC	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	27
2024-207C	The Arbors at Naranja	Michael Ruane	ACRUVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	45
2024-208C	The Enclave at Rio	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	100	\$3,259,999	Y	1	N	N	N	20	Y	A	Y	Y	14
2024-209C	The Station Senior Apartments	Donald W. Paxton	BCP Development 23 LLC	E, Non-ALF	102	\$3,250,000	Y	1	N	Y	1	20	Y	A	Y	Y	26
2024-210C	Tropical Terrace	Jacob Morrow	Tropical Terrace Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	N	N	20	Y	A	Y	Y	12
2024-211C	Villa Esperanza II	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	21
2024-212C	Villa Mallorca	Matthew A. Rieger	HTG Villa Mallorca Developer, LLC	F	92	\$3,075,000	Y	1	Y	Y	1	20	Y	B	Y	Y	42
2024-213C	Villa Valencia	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	25
2024-214C	Vineyard Villas	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,000,000	Y	1	N	Y	1	20	Y	B	Y	Y	36

## RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-215C	David M. Pemberton Senior Residences	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	145	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	29

**Ineligible Application**

2024-180C	Edison Towers II	Carol Gardner	TEDC Affordable Communities, Inc.	E, Non-ALF	96	\$3,100,000	N	1	N	N	N	20	Y	A	Y	Y	37
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On October 27, 2023, 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.

**RFA 2023-203 Board Approved Preliminary Awards**

<b>Total HC Available for RFA</b>	<b>9,481,390.00</b>
<b>Total HC Allocated</b>	<b>10,375,200.00</b>
<b>Total HC Remaining</b>	<b>(893,810.00)</b>

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal**

2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
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**One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)**

2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
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**One proposed Development that qualifies for the Urban Center/MetroRail Station Designation**

2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2
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On October 27, 2023, 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.