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FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING  
FINANCE CORPORATION

ARBORS AT THE  
RIDGE, LLLP

Petitioner,

FHFC Case No. 2023-073BP

RFA No. 2023-205

App. No. 2024-003BSN

VS.

FLORIDA HOUSING  
FINANCE CORPORATION.

Respondent.

\_\_\_\_\_ /

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

Petitioner, Arbors at The Ridge, LLLP (“Petitioner” or “Arbors”), pursuant to sections 120.57(1) and (3), Florida Statutes and rules 28-110.004 and 67-60, Florida Administrative Code (“F.A.C.”) files this *Formal Written Protest and Petition for Administrative Hearing* (the “Petition”) regarding the scoring and eligibility decisions of the Respondent, Florida Housing Finance Corporation (“Florida Housing”) in awarding funding to Applicants pursuant to *Request For Applications 2023-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bond Financing 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, F.A.C.

**Parties**

2. Petitioner is a Florida limited liability limited partnership in the business of providing affordable housing. The Petitioner's address is 510 24<sup>th</sup> Street, West Palm Beach, Florida, 33407, tmurray@neighborhoodrenaissance.org. For the purposes of this proceeding, the Petitioner's address, telephone number and email address are those of its undersigned counsel.

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 July 5, 2023, Florida Housing issued the RFA..

5. On July 21, 2023, the RFA was modified by Florida Housing and a corresponding Notice of Modification of RFA 2023-205 was issued.<sup>1</sup>

6. Applications in response to the RFA were due on or before August 3, 2023, at 3pm.

7. Florida Housing received sixty-three (63) applications in response to the RFA. The Petitioner, in response to the RFA, requested an allocation of \$7,500,000. in SAIL funds for its proposed 120-unit affordable housing development in Lee County, Florida<sup>2</sup>.

8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, September 8, 2023, at 1:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding.

9. On Wednesday, September 13, at 9:49 am., 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".

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<sup>1</sup> The Notice of Modification of RFA 2023-205 was posted on the Corporations website and sent via electronic mail to persons registered on the Corporation's Multifamily Programs Registry.

<sup>2</sup> The Applicant also committed to offer a preference to Veterans on occupancy applications and waitlists throughout the Compliance Period with a goal of at least five percent of the units in the Development being occupied by one or more veterans, thus qualifying for the "Veteran's Preference". (Exhibit A to RFA at 1 of 36)

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, F.A.C.

**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. Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Fla. Admin. Code.

12. Florida Housing administers a competitive solicitation process to implement the provisions by which developers apply for funding. See Chapter 67-60, F.A.C. The funding for this RFA was appropriated by the 2023 Florida Legislature. (RFA at 2)

**RFA 2023-205**

13. This RFA was targeted to Applicants proposing affordable, multifamily housing for Elderly and Families using State Apartment Incentive Loan (SAIL) funding in conjunction with Tax-Exempt bonds or non-corporation issued Tax-Exempt bonds. The RFA designates \$40,802,745 of the total SAIL funds for proposed Developments for the Elderly Demographic and the remaining \$67,541,958 for proposed Developments for the Family Demographic. Additionally, the SAIL funds were allocated to the following Geographic Categories,

Small Counties	\$10,834,470
Medium Counties	\$40,845,953 <sup>3</sup>
Large Counties	\$56,664,280

(RFA at 2-3)

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<sup>3</sup> Lee County is a designated as a Medium County for purposes of this RFA. (RFA at 26)

14. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various eligibility and scored items. (RFA at 106) The maximum point total that an applicant can receive is twenty-six (26) points. (RFA at 95) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 92).

15. Principals of Applicants in this RFA are limited to submission of three Priority 1 related applications.<sup>4</sup>

16. The RFA provides that the highest scoring Applications will be determined by first sorting together all eligible Priority 1 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 Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Leveraging Level of 1 receiving the highest preference);
- b. 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;
- c. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in 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
- d. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 98)

17. The RFA has 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 Veterans Preference

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<sup>4</sup> If the maximum Priority 1 application limit is exceeded, all applications affiliated with the principals of the Applicant will be deemed Priority 2. (RFA at 17-18)

- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.
- One Application that qualifies for the HUD Choice Neighborhood’s Implementation Grant Goal.

(RFA at 97)

18. Selection is also governed by the County Award Tally, which provides in relevant part,

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited toward the County Award Tally.

Throughout the selection process, the Corporation will prioritize eligible unfunded Priority I Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority I Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked, and above all Priority 2 Applications.

The Corporation will prioritize eligible unfunded Priority 2 Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority 2 Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority 1 Applications with a higher County Award Tally are higher ranked.

(RFA at p. 97)

19. The RFA mandates the Funding Selection Process (hereinafter “Selection Process”), as follows,

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

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

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

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

If there are no Priority 1 Applications located in Miami-Dade County or Broward County, then the funding selection process will continue with (2) below.

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

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Priority I Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County.
- If the Application selected for funding in paragraph (a) was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Priority I Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.
- If the Application selected for funding in paragraph (a) was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Priority 1 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 Priority I 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 Priority 1 Application located in Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicant's status as a Self-Sourced Applicant or Non Self-Sourced Applicant.
- If the Application selected for funding in paragraph (a) was a Family Application located in Broward County, the second Application will be the highest-ranking Priority 1 Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Priority 1 Application located in Miami-Dade County, regardless of the Demographic Commitment, the Application's

qualifications for the Veterans Preference, or the Applicant's status as a Self-Sourced Applicant or Non Self-Sourced Applicant.

If there are no eligible unfunded Priority 1 Applications located in Miami-Dade County or Broward County that can meet any of these scenarios, then the funding selection process will continue with (2) below.

(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, then the two highest-ranking eligible Elderly, Large County, New Construction Priority 1 Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests.

If the goal is still not met because there were not enough eligible Priority 1 Applications that meets the Veterans Preference and this goal, then the highest-ranking eligible Elderly, Large County, New Construction Priority 2 Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests, until this goal is met.

If the goal is still not met because there were not enough eligible Applications that meet (sic) the Veterans Preference and this goal, the highest-ranking eligible Elderly, Large County, New Construction Priority 1 Applications will be selected for funding, subject to the County Award Tally and both Funding Tests, until this goal is met.

If the goal is still not met because there were not enough eligible Elderly, Large County, New Construction Priority 1 Applications to meet this goal, the highest-ranking eligible Elderly, Large County, New Construction Priority 2 Applications will be selected for funding, subject to the County Award Tally and both Funding Tests, until this goal is met.

- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Application, the highest-ranking eligible Elderly, Large County, New Construction Priority 1 Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests.

If the goal could not be met because there was no eligible unfunded Elderly, Large County, New Construction Priority 1 Applications that meet the Veterans Preference, the highest-ranking eligible Elderly, Large

County, New Construction Priority 1 Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests.

If the goal could not be met because there was no eligible unfunded Elderly, Large County, New Construction Applications that meet the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Priority 1 Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

If the goal could not be met because there was no eligible unfunded Elderly, Large County, New Construction Priority 1 Applications that meet the goal, the highest-ranking eligible Elderly, Large County, New Construction Priority 2 Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

If the goal could not be met because there was no eligible unfunded Elderly, Large County, New Construction Applications that meet the goal, then the funding selection process will continue with (3) below.

(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 Priority 1 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 Priority 1 Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Priority 1 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 Family, Large County, New Construction Non-Self-Sourced Priority 1 Application(s) that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Priority 2 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 Family, Large County, New Construction Non-Self-Sourced Application(s) that



could meet this goal and both Funding Tests, then the funding selection process will continue with (4) below.

(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 Priority 1 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 Priority I Applications that meet the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Priority 2 Application that meets the Veterans Preference will be selected for funding 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 Priority 1 Application will be selected for funding subject to the Funding Tests.

If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Priority 1 Applications, the highest-ranking eligible Elderly, Medium County, New Construction Priority 2 Application will be selected for funding 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 could meet this goal and both Funding Tests, then the funding selection process will continue with (5) below.

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

The first Application selected for funding to meet this goal will be the highest-ranking eligible Family, Medium County, New Construction Priority I 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 Priority 1 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 Priority 1 Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, 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 Family, Medium County, New Construction Priority 1 Applications to meet this goal, then additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Priority 2 Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, 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 Family, Medium County, New Construction Applications that could meet this goal and both Funding Tests, then the funding selection process will continue with b. below.

(6) Goal to fund one Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal.

If an Application that was selected to meet one of the goals above also qualifies for the HUD Choice Neighborhoods Implementation Grant Goal, the HUD Choice Neighborhoods Implementation Grant Goal will be considered met without selecting an additional Application.

If none of the Applications selected for funding also qualify for the HUD Choice Neighborhoods Implementation Grant Goal, the next Application selected for funding will be the highest ranking eligible unfunded Priority 1 Application that qualifies for the Goal, subject to the Funding Test and the County Award Tally.

If the goal is not met and there are no eligible unfunded Priority 1 Applications that qualify for the HUD Choice Neighborhoods Implementation Grant Goal, then the highest ranking eligible unfunded Priority 2 Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal will be selected, subject to the Funding Test and the County Award Tally.

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

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Priority I 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 both Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Priority 1 Applications, then the highest ranking eligible unfunded Family or Elderly Small County Priority 2 Applications, regardless of the Development Category, the Applications 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 both the 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, then 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 Priority 1 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 Priority 1 Applications can meet both of the Funding Tests or if there are no eligible unfunded Family Medium County Self-Sourced Priority 1 Applications, then no further Family Medium County Self-Sourced Applications will be selected for funding and the funding selection process will continue with (2) below.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Priority 1 Application that meets the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Medium County Priority 1 Application that meet the Veterans Preference and the Funding Tests, the highest ranking eligible unfunded Elderly Medium County Priority 2 Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Medium County Application that meet the Veterans Preference and the Funding Tests, then the funding selection process will continue with (3) below.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Priority 1 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 Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Priority 1 Applications, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Priority 2 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 and the funding selection process will continue with d. below.

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 Priority 1 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 Priority 1 Applications can meet both of the Funding Tests or if there are no eligible unfunded Family Large County Self-Sourced Priority 1 Applications, then no further Family Large County Self-Sourced Applications will be selected for funding and the funding selection process will continue with (2) below.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Priority 1 Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Large County Priority 1 Application that meet the Veterans Preference and the Funding Tests, the highest ranking eligible unfunded Elderly Large County Priority 2 Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Large County Application that meet the Veterans Preference and the Funding Tests, then the funding selection process will continue with (3) below.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Priority 1 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 Large County Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Large County Priority 1 Applications, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Priority 2 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 Large County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Large County Applications, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

(RFA at 98- 105)

20. On August 23, 2023, the Review Committee met at a public meeting to announce their scores into the record and to recommend Applicants for funding. Those recommended for funding are<sup>5</sup>,

- 2024-047BSN -BDG Mariposa Grove, LLC (Elderly Large- Orange County)
- 2024-054BSN- Archway Flats on 4<sup>th</sup> LLLP (Elderly Large- Pinellas County)
- 2024-035S- Ambar Station, td. (Family, Large- Miami-Dade County)
- 2024-033BSN-Pine Island Park, LLC (Family, Large- Broward County)
  
- 2024-006S- MJHS FL South Parcel, Ltd. (Family, Large-Miami-Dade County)
- 2024-032BSN-Hermosa NFTM 41 II, Ltd. (Elderly, Medium- Lee County)
- 2024-019S- Riverbend Landings Partners, Ltd (Family, Medium- Seminole County)
- 2024-028S- Lake Bradford Apartments (Family, Medium-Leon County)
- 2024-018N- Fort Myers Redevelopment LLC (Family, Medium-Lee County)
- 2024-020BSN-Arbours at Emerald Springs, LLC (Family, Small- Walton County)
  
- 2024-001BSN- CORE Hawthorne Heights LLLP (Elderly, Medium- Alachua County)
- 2024-055BSN-Casa San Juan Diego (Family, Medium- Collier County)
- 2024-060SN-Egret Landing, LLC (Elderly, Large- Duval County)
- 2024-058SN Tampa 47<sup>th</sup> Street Apartments, LLC (Elderly, Large- Hillsborough County)
- 2024-12SN- Yaeger Plaza Partners, LLC (Family, Large-Miami-Dade County)

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<sup>5</sup> All applications recommended for funding are Priority 1 applications.

At the conclusion of the Review Committee meeting the Committee voted to forward the scores and their recommendations for funding to the Florida Housing Board for approval. The Florida Housing Board approved the funding recommendations at the September 8th meeting.

21. Petitioner, Arbors at The Ridge, LLLP, Application No. 2024-003BSN with a proposed development in Lee County, was deemed eligible but unfunded. The Scoring Committee erroneously found the Applicant, Hermosa NFTM 41 II, Ltd. (“Hermosa”), Application Number 2024-032BSN eligible for funding<sup>6</sup>. Had Hermosa been deemed ineligible for funding then Arbors would have been selected for funding as the highest-ranked eligible unfunded Elderly, Medium County Application that qualified for the Veterans Preference.

**HERMOSA NFTM 41 II, Ltd.**  
**Site Control**

22. The RFA provides that an Applicant must establish Site Control through provision of documentation establishing, either an Eligible Contract, Recorded Document or Lease. (RFA at 51-52) Such documentation must also “include all relevant, intermediate contracts, agreements, assignments, options, conveyances, intermediate leases and subleases. (RFA at 51)

23. The RFA provides in relevant part,

a. Eligible Contract

An eligible contract must meet all the following conditions:

- (1) It must have a term that does not expire before November 30, 2023, **or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than November 30, 2023;**
- (2) It must specifically state that the buyer’s remedy for default on the part of the seller includes or is specific performance.

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<sup>6</sup> Hermosa, like Arbors also qualified for the Veterans Preference.

- (3) The Applicant must be the buyer unless there is an assignment of the eligible contract, signed by the assignor and the assignee, which assigns all of the buyer's rights, title and interests in the eligible contract to the Applicant; and
- (4) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to sell the property to the seller. **Any intermediate contract must meet the criteria for an eligible contract in (a) and (b) above.**

(RFA at 51-52) (Emphasis Supplied). Additionally, the RFA provides that the Corporation has no authority to, and will not, evaluate the validity or enforceability of any site control documentation.

(RFA at 51).

24. Hermosa, as evidence of Site Control enclosed *A Vacant Land Contract (Hereinafter the "contract")*, *Addendum to Vacant Land Contract* and series of Amendments there to and assignments.<sup>7</sup> The documents submitted do not meet the requirements of Eligible Contract as set forth in the RFA.

25. The *Addendum to Vacant Land Contract* dated September 10, 2020, provides in part,

4. Financing. Section 5 of the Contract is revised to provide that Buyer's obligations are contingent upon Buyer obtaining, **prior to the expiration of the Feasibility Study Period** a binding commitment for financing to be secured by a first mortgage against the Property in an amount and terms reasonably acceptable to Buyer (the "**Financing Contingency**"). **The failure of Buyer to notify Seller by the end of the Feasibility Study Period that it has obtained the binding commitment shall be deemed a failure of this contingency and, in such event, the Contract will be automatically terminated**, and the Deposit paid to Seller without further action required by either party. Buyer shall use good faith efforts to obtain financing conforming to the terms of this Paragraph.

6. **Feasibility Study Period.** Section 8(a) of the Contract is revised to provide that the Buyer shall have period beginning upon execution of the Contract (the "**Effective Date**") and ending the earlier of : a) five (5) business days after receipt of an invitation to credit underwriting from FHFC for award funding; or **(b) July 31, 2021 to perform its due diligence with respect to the Property (the "Feasibility Study Period")** Buyer may

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<sup>7</sup> Specifically, Hermosa included *A First Amendment to the Vacant Land Contract, Second Amendment to the Vacant Land Contract, Third Amendment to the Vacant Land Contract, Fourth Amendment to the Vacant Land Contract, Fifth Amendment to the Vacant Land Contract, Sixth Amendment to the Vacant Land Contract and Partial Assignment of Vacant Land Contract*. as evidence of Site Control.

**extend the Feasibility Inspection Period by utilizing up to three(3) 90 day extensions by notifying the seller. Buyer shall deposit \$5,000 for each such extension with Escrow Agent (the “Extension deposit”) ....**

(Emphasis supplied)

26. The *Second Amendment to Vacant Land Contract*<sup>8</sup> is dated November 9, 2021. The number of days from Saturday July 31, 2021, the ending date of the Feasibility Study Period, to November 9, 2021, is 101, thus at least two of the three ninety (90) days extensions have been utilized by the time that the Second Amendment to Vacant Land Contract was executed.<sup>9</sup>

27. The *Second Amendment to Vacant Land Contract* provides in pertinent part,

3. Section 8(a)(i) of the Contract is hereby revised to reflect that the **Feasibility Study Period shall expire on December 31, 2021.**

28. The last ninety (90) day extension from the Feasibility Study Period, ending December 31, 2021, extends the Feasibility Study Period to March 31, 2022. The *Third Amendment to Vacant Land Contract* dated October 18, 2022, is six (6) months beyond when the Feasibility Study Period ended. This lapse between amendments of the Contract is a “break in the chain” that cannot be overlooked in terms of the Eligible Contract requirements.

29. The RFA requires that *any intermediate contract meet the criteria for an eligible contract in (a) and (b) above.*<sup>10</sup> Hermosa’s Site Control documentation fails because it does not contain sufficient extension options exercisable by the purchaser and conditioned solely upon the payment on monies which if exercised would extend the term to a date that is *not* earlier than November 30, 2023.<sup>11</sup>

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<sup>8</sup> The *First Amendment to Vacant Land Contract* did not modify the Feasibility Study Period.

<sup>9</sup> Without exercising the extension, the contract would be terminated by the terms of Section 4 of the Contract sited herein.

<sup>10</sup> This reference in the RFA to (a) and (b) appears to be a scrivener’s error and should be *(1) and (2) above.*

<sup>11</sup> Even if Petitioner could have exercised all three (3) extensions after December 31, 2021, it would still not have extended the Feasibility Study Period to a date *not* earlier than November 30, 2023.



### **Substantial Interests Affected**

30. If Hermosa had been deemed ineligible for its failure to demonstrate Site Control under the RFA terms then Arbors would have been selected for funding.

31. 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.

32. 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**

33. 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 the RFA's criteria for determining eligibility were properly followed.
- b. Whether the proposed awards are based on a correct determination of eligibility of the applicants.
- c. Whether Hermosa submitted an Eligible Contract under the terms of the RFA.
- d. Such other issues as may be revealed during the protest process.

### **Statutes and Rules Entitling Relief**

34. 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**

35. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria in the RFA. Hermosa should not have been deemed eligible.

36. Unless the scoring 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.

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

#### **Right to Amend the Petition**

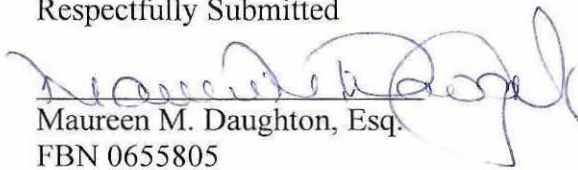
38. Petitioner reserves the right to amend this Amended Petition if additional disputed issues of material fact are identified during the discovery process in this case.

**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.
- c) The ALJ enter a Recommended Order determining that the application of Hermosa is not eligible for funding and that Petitioner should have been funded.
- d) That the Corporation adopt the Recommended Order of the ALJ as a Final Order.

FILED AND SERVED this 25th day of September 2023.

Respectfully Submitted



Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC

1400 Village Square Blvd.

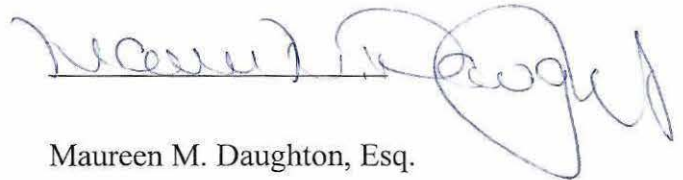
Ste 3-231

Tallahassee, Florida 32312

**Counsel for Arbors at the Ridge, LLLP**

**CERTIFICATE OF SERVICE**

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail with the Corporation Clerk ([CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)), with a copy to Ethan Katz, Deputy General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301 on this 25th day of September, 2023.



Maureen M. Daughton, Esq.

# **EXHIBIT A**

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-0018SN	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	\$7,225,000	\$569,600	7,794,600	Y	Y	N	N	86	1	20	\$71,445.59	4	Y	Y	29
2024-0025N	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	112	1	20	\$68,337.72	4	Y	Y	24
2024-0038SN	Arbors at The Ridge	Lee	M	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,500,000	\$750,000	8,250,000	Y	Y	N	N	120	1	20	\$53,151.56	3	Y	Y	12
2024-0045N	Morris Manor Phase II	Duval	L	Darren J Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	\$8,930,000	\$635,000	9,565,000	Y	Y	N	N	94	1	20	\$80,790.38	5	Y	Y	7
2024-0055N	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,840,000	\$750,000	8,590,000	Y	N	N	N	168	1	20	\$49,373.33	2	Y	Y	53
2024-0065	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	\$5,915,000	\$750,000	6,665,000	Y	N	Y	N	145	1	26	\$33,467.07	4	Y	Y	11
2024-0078S	Sound Meadows	St. Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,300,000	\$750,000	8,050,000	Y	N	Y	N	180	1	24	\$42,907.78	5	Y	Y	9
2024-0088SN	Southward Village CNI Phase 3	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	\$4,960,000	\$488,000	5,448,000	Y	Y	N	N	80	1	20	\$53,073.72	3	Y	Y	30
2024-0098SN	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$7,440,000	\$750,000	8,190,000	Y	N	N	N	151	1	20	\$53,695.98	3	Y	Y	16
2024-0108SN	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC.	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	160	1	20	\$50,493.98	2	Y	Y	57
2024-0118SN	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	NC	F	\$7,250,000	\$750,000	8,000,000	Y	N	N	N	276	1	20	\$20,927.86	1	Y	Y	8
2024-0125N	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	Y	N	N	N	135	1	15	\$18,231.33	1	Y	Y	27
2024-0138SN	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$7,600,000	\$696,000	8,296,000	Y	Y	N	N	80	1	20	\$93,474.30	5	Y	Y	43
2024-0145N	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	224	1	20	\$39,274.55	2	Y	Y	60
2024-0155N	Hibiscus Grove	Miami-Dade	L	Jacob Morrow	Hibiscus Grove Developer, LLC	NC	F	\$6,750,000	\$750,000	7,500,000	Y	N	N	N	270	1	20	\$25,637.81	1	Y	Y	21
2024-0168SN	Walden Senior Apartments	Leon	M	Jeffrey Sharkey	Walden Senior Apartments Developer, LLC	A/R	E, Non-ALF	\$5,348,603	\$431,200	5,779,803	Y	Y	N	N	70	1	20	\$87,869.91	4	Y	Y	25
2024-0178SN	Osprey Landing	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	NC	E, Non-ALF	\$8,750,000	\$750,000	9,500,000	Y	Y	N	N	131	1	20	\$54,798.38	3	Y	Y	38
2024-0185N	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$8,740,000	\$662,500	9,402,500	Y	N	N	Y	92	1	20	\$90,140.76	5	Y	Y	55
2024-0195	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	\$3,471,000	\$628,700	4,099,700	Y	N	Y	N	89	1	26	\$33,150.00	2	Y	Y	46
2024-0208SN	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	\$7,980,000	\$629,400	8,609,400	Y	N	N	N	84	1	20	\$100,510.00	5	Y	Y	22
2024-0218SN	The Nautilus	Lee	M	Matthew A. Rieger	HTG Nautilus Developer, LLC	NC	E, Non-ALF	\$9,498,000	\$681,500	10,179,500	Y	Y	N	N	110	1	20	\$73,430.33	4	Y	Y	40

Eligible Applications

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-022BSN	Legacy Park I	Lee	M	Matthew A. Rieger	HTG Legacy I Developer, LLC	NC	E, Non-ALF	\$9,499,000	\$750,000	10,249,000	Y	Y	N	N	114	1	20	\$70,861.29	4	Y	Y	59
2024-023SN	Barrett Park Apartments	Lee	M	Darren J Smith	SHAG Barrett Park Developer, LLC; LCHA Developer, LLC	NC	F	\$7,700,000	\$740,500	8,440,500	Y	N	N	N	96	1	20	\$59,704.84	3	Y	Y	35
2024-024BSN	Promenade on Embers Lake (Phase I)	Lee	M	Daniel M. Lopez	MCP Developer I, LLC; AFFORDABLE HOUSING PRESERVATION ADVISORS LLC	NC	F	\$9,110,000	\$702,100	9,812,100	Y	N	N	N	96	1	15	\$100,399.79	5	Y	Y	42
2024-025SN	Perrine Village I	Miami-Dade	L	Kenneth Naylor	Perrine Development, LLC	NC	F	\$11,000,800	\$750,000	11,750,000	Y	N	N	N	116	1	20	\$72,351.68	4	Y	Y	50
2024-027BSN	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	133	1	20	\$80,845.86	5	Y	Y	13
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	\$6,396,000	\$750,000	7,146,000	Y	N	Y	N	156	1	24	\$40,077.50	4	Y	Y	41
2024-029SN	Edison Towers II	Miami-Dade	L	Carol A Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	\$9,120,000	\$750,000	9,870,000	Y	Y	N	N	96	1	20	\$77,938.95	4	Y	Y	31
2024-030BSN	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	Y	Y	N	N	98	1	20	\$26,689.72	1	Y	Y	36
2024-031BSN	Hibiscus Pointe	Hernando	M	Michael Ruane	CORE FL Developer VII LLC	NC	F	\$8,170,000	\$614,200	8,784,200	Y	N	N	N	86	1	20	\$87,443.70	5	Y	Y	58
2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$5,500,000	\$580,500	6,080,500	Y	Y	N	N	88	1	20	\$49,430.95	2	Y	Y	23
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	\$5,759,880	\$750,000	6,509,880	Y	N	N	N	120	1	20	\$35,921.20	2	Y	Y	14
2024-034BSN	The Arbors at Naranja	Miami-Dade	L	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,350,000	\$750,000	8,100,000	Y	Y	N	N	110	1	20	\$54,818.30	3	Y	Y	63
2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	\$11,000,000	\$0	11,000,000	Y	N	Y	N	576	1	26	\$15,786.97	1	Y	Y	3
2024-036S	Southpointe Vista II	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	F	\$8,478,000	\$750,000	9,228,000	Y	N	Y	N	208	1	24	\$33,439.60	3	Y	Y	19
2024-037BSN	Ava Greens	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	128	1	20	\$51,042.83	2	Y	Y	28
2024-039BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC	NC	F	\$3,500,000	\$397,500	3,897,500	Y	N	N	N	60	1	20	\$53,693.50	3	Y	Y	15
2024-040SN	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$72,351.68	4	Y	Y	5
2024-041SN	Quail Roost Transit Village III	Miami-Dade	L	Kenneth Naylor	Quail Roost III Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$77,797.50	4	Y	Y	52
2024-044SN	Berkshire Square	Pinellas	L	Jonathan L. Wolf	Berkshire Square Developer, LLC	NC	F	\$6,744,900	\$581,400	7,326,300	Y	N	N	N	71	1	20	\$87,442.40	5	Y	Y	1
2024-045BSN	Driftwood Terrace	Broward	L	Brian Evjen	HHA Developer, LLC; Newstar Development, LLC	A/R	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	N	N	N	90	1	20	\$18,186.67	1	Y	Y	44
2024-046BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$9,120,000	\$750,000	9,870,000	Y	N	N	N	96	1	20	\$93,474.30	5	Y	Y	37
2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	138	1	20	\$65,395.00	3	Y	Y	45
2024-049SN	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GH A Development, LLC	NC	F	\$7,500,000	\$750,000	8,250,000	Y	N	N	N	144	1	20	\$44,562.50	2	Y	Y	39
2024-050SN	Mayfield Place	Duval	L	Julie von Weller	Mayfield Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$689,000	10,188,900	Y	Y	N	N	100	1	16.87	\$87,442.78	5	Y	Y	48

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL request (SAIL + EI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CMI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-051SN	Cypress Grove Apartments	Pinellas	L	Brett Green	Cypress Grove Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	F	\$4,500,000	\$568,260	5,068,260	Y	N	N	N	84	1	20	\$52,711.07	3	Y	Y	54
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas Co	NC	E, Non-ALF	\$5,500,000	\$519,800	6,019,800	Y	Y	N	N	80	1	20	\$54,374.05	3	Y	Y	62
2024-055BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, I	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N	N	N	80	1	20	\$66,877.17	4	Y	Y	49
2024-056BSN	St. Agnes Place	Collier	M	Eric C. Miller	NDA Developer, LLC; St. Agnes Housing	NC	F	\$5,000,000	\$723,300	5,723,300	Y	N	N	N	56	1	20	\$82,183.93	5	Y	Y	4
2024-057SN	Magnolia Point	Miami-Dade	L	Jose L. Guillen	GTM Developers, LLC	NC	F	\$11,000,000	\$750,000	11,750,000	Y	N	N	N	400	1	20	\$20,336.25	1	Y	Y	51
2024-058SN	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Develo	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N	N	N	175	1	20	\$36,818.40	2	Y	Y	34
2024-059BSN	Thornton Place	Orange	L	Julie von Weller	Thornton Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$683,500	10,183,400	Y	Y	N	N	100	1	20	\$80,789.52	5	Y	Y	47
2024-060SN	Egret Landing	Duval	L	Daion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$8,360,000	\$624,300	8,984,300	Y	Y	N	N	88	1	20	\$87,443.70	5	Y	Y	10
2024-051BSN	Cardinal Pointe	Orange	L	Daion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	120	1	20	\$84,375.50	5	Y	Y	2
2024-062BSN	S'ivey Lane Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	NC	E, Non-ALF	\$8,020,000	\$672,600	8,692,600	Y	Y	N	N	96	1	20	\$88,387.08	5	Y	Y	56

Ineligible Applications

2024-026SN	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	N	Y	N	N	94	1	20	\$26,183.30	1	Y	Y	20
2024-038SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$10,000,000	\$750,000	10,750,000	N	N	N	N	150	1	20	\$49,300.00	2	Y	Y	17
2024-042SN	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	N	N	N	N	102	1	20	\$27,072.35	2	Y	Y	18
2024-043BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$7,125,000	\$750,000	7,875,000	N	Y	N	N	75	1	20	\$77,938.95	4	Y	Y	32
2024-049BSN	DeSoto Workforce Housing	Manatee	M	J. David Heller	NRP Holdings LLC	NC	F	\$8,475,000	\$750,000	9,225,000	N	N	N	N	216	1	15	\$38,353.30	2	Y	Y	26
2024-052SN	Orange on 14th	Manatee	M	Brian Swanton	Gorman & Company, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	N	N	N	N	174	1	10	\$53,369.25	3	Y	Y	6
2024-053BSN	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC;	NC	E, Non-ALF	\$7,200,000	\$626,700	7,826,700	N	Y	N	N	100	1	20	\$70,843.68	4	Y	Y	61
2024-063SN	Village of Valor	Palm Beach	L	Kathy Makino	Development Partners INC	NC	F	\$5,000,000	\$0	5,000,000	N	N	N	N	54	1	5	\$90,509.26	5	Y	Y	33

On September 8, 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 2023-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,190,523
Family Demographic Funding Balance Available	1,016,978
Elderly Demographic Funding Balance Available	173,545

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + EUJ)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	11,750,000	Y	Y	N	N	138	1	20	3	Y	Y	45
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	E, Non-ALF	6,019,800	Y	Y	N	N	80	1	20	3	Y	Y	62

Three Family Large County New Construction Applications

2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	11,000,000	Y	N	Y	N	576	1	26	1	Y	Y	3
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	6,509,880	Y	N	N	N	120	1	20	2	Y	Y	14
2024-006S	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	6,665,000	Y	N	Y	N	145	1	25	4	Y	Y	11

One Elderly Medium County New Construction Application

2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	6,080,500	Y	Y	N	N	88	1	20	2	Y	Y	23
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Two Family Medium County New Construction Applications

2024-019S	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	4,099,700	Y	N	Y	N	89	1	26	2	Y	Y	46
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	7,146,000	Y	N	Y	N	156	1	24	4	Y	Y	41



RFA 2023-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + E1)	Eligible for Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One HUD Choice Neighborhoods Implementation Grant Application

2024-018SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	9,402,500	Y	N	N	Y	92	1	20	5	Y	Y	55
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Small County Application(s)

2024-0208SN	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	8,609,400	Y	N	N	N	84	1	20	5	Y	Y	22
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Medium County Application(s)

2024-0018SN	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	7,794,600	Y	Y	N	N	86	1	20	4	Y	Y	29
2024-0558SN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	7,000,000	Y	N	N	N	80	1	20	4	Y	Y	49

Large County Application(s)

2024-060SN	Egret Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	8,984,300	Y	Y	N	N	88	1	20	5	Y	Y	10
2024-058SN	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Developer, LLC	NC	F	7,750,000	Y	N	N	N	175	1	20	2	Y	Y	34
2024-012SN	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	3,750,000	Y	N	N	N	135	1	15	1	Y	Y	27

On September 8, 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.

# **EXHIBIT B**

# Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC  
1400 Village Square Blvd., Ste 3-231  
Tallahassee, Florida 32312

T: (850) 345-8251  
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[www.mmd-lawfirm.com](http://www.mmd-lawfirm.com)

Via Email  
September 13, 2023

RECEIVED

Corporation Clerk (CorporationClerk@floridahousing.org)  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

SEP 13 2023 9:49 AM

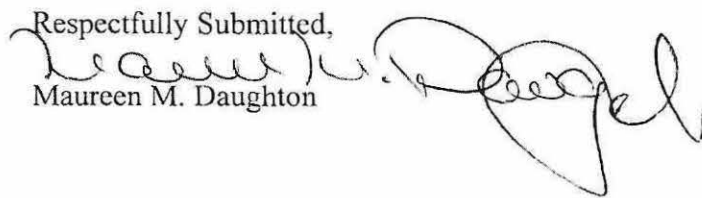
FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections  
in Request for Applications (RFA) 2023-205 SAIL Financing of Affordable  
Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt  
Bonds and Non-Competitive Housing Credits**

Dear Corporation Clerk:

On behalf of Applicant, Arbors at The Ridge, LLLP, Application No. 2024-003BSN, and pursuant to Section 120.57(3), Florida Statutes and rule 67-60.009, Florida Administrative Code, we hereby provide this Notice of Intent ("Notice") to protest the Award Notice, Scoring and Ranking posted by Florida Housing Finance Corporation on September 8, 2023, at 1:55 pm concerning *RFA 2023-205 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 Ethan Katz, Deputy General Counsel

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-001BSN	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	\$7,225,000	\$569,600	7,794,600	Y	Y	N	N	86	1	20	\$71,445.59	4	Y	Y	29
2024-002SN	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	112	1	20	\$68,337.72	4	Y	Y	24
2024-003BSN	Arbors at The Ridge	Lee	M	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,500,000	\$750,000	8,250,000	Y	Y	N	N	120	1	20	\$53,151.56	3	Y	Y	12
2024-004SN	Morris Manor Phase II	Duval	L	Darren J Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	\$8,930,000	\$635,000	9,565,000	Y	Y	N	N	94	1	20	\$80,790.38	5	Y	Y	7
2024-005SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,840,000	\$750,000	8,590,000	Y	N	N	N	168	1	20	\$49,373.33	2	Y	Y	53
2024-006S	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	\$5,915,000	\$750,000	6,665,000	Y	N	Y	N	145	1	26	\$33,467.07	4	Y	Y	11
2024-007BS	Sound Meadows	St. Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,300,000	\$750,000	8,050,000	Y	N	Y	N	180	1	24	\$42,907.78	5	Y	Y	9
2024-008BSN	Southward Village CNI Phase 3	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	\$4,960,000	\$488,000	5,448,000	Y	Y	N	N	80	1	20	\$53,073.72	3	Y	Y	30
2024-009BSN	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$7,440,000	\$750,000	8,190,000	Y	N	N	N	151	1	20	\$53,695.98	3	Y	Y	16
2024-010BSN	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC.	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	160	1	20	\$50,493.98	2	Y	Y	57
2024-011BSN	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	NC	F	\$7,250,000	\$750,000	8,000,000	Y	N	N	N	276	1	20	\$20,927.86	1	Y	Y	8
2024-012SN	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	Y	N	N	N	135	1	15	\$18,231.33	1	Y	Y	27
2024-013BSN	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$7,600,000	\$696,000	8,296,000	Y	Y	N	N	80	1	20	\$93,474.30	5	Y	Y	43
2024-014SN	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	224	1	20	\$39,274.55	2	Y	Y	60
2024-015SN	Hibiscus Grove	Miami-Dade	L	Jacob Morrow	Hibiscus Grove Developer, LLC	NC	F	\$6,750,000	\$750,000	7,500,000	Y	N	N	N	270	1	20	\$25,637.81	1	Y	Y	21
2024-016BSN	Walden Senior Apartments	Leon	M	Jeffrey Sharkey	Walden Senior Apartments Developer, LLC	A/R	E, Non-ALF	\$5,348,603	\$431,200	5,779,803	Y	Y	N	N	70	1	20	\$87,869.91	4	Y	Y	25
2024-017BSN	Osprey Landing	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	NC	E, Non-ALF	\$8,750,000	\$750,000	9,500,000	Y	Y	N	N	131	1	20	\$54,798.38	3	Y	Y	38
2024-018SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$8,740,000	\$662,500	9,402,500	Y	N	N	Y	92	1	20	\$90,140.76	5	Y	Y	55
2024-019S	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	F	\$3,471,000	\$628,700	4,099,700	Y	N	Y	N	89	1	26	\$33,150.00	2	Y	Y	46
2024-020BSN	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	\$7,980,000	\$629,400	8,609,400	Y	N	N	N	84	1	20	\$100,510.00	5	Y	Y	22
2024-021BSN	The Nautilus	Lee	M	Matthew A. Rieger	HTG Nautilus Developer, LLC	NC	E, Non-ALF	\$9,498,000	\$681,500	10,179,500	Y	Y	N	N	110	1	20	\$73,430.33	4	Y	Y	40

Eligible Applications

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SALE Request	ELI Request	Total SALE Request (SALE + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SALE Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-022BSN	Legacy Park I	Lee	M	Matthew A. Rieger	HTG Legacy I Developer, LLC	NC	E, Non-ALF	\$9,499,000	\$750,000	10,249,000	Y	Y	N	N	114	1	20	\$70,861.29	4	Y	Y	59
2024-023SN	Barrett Park Apartments	Lee	M	Darren J Smith	SHAG Barrett Park Developer, LLC; LCHA Developer, LLC	NC	F	\$7,700,000	\$740,500	8,440,500	Y	N	N	N	96	1	20	\$59,704.84	3	Y	Y	35
2024-024BSN	Promenade on Embers Lake (Phase I)	Lee	M	Daniel M. Lopez	MCP Developer I, LLC; AFFORDABLE HOUSING PRESERVATION ADVISORS LLC	NC	F	\$9,110,000	\$702,100	9,812,100	Y	N	N	N	96	1	15	\$100,399.79	5	Y	Y	42
2024-025SN	Perrine Village I	Miami-Dade	L	Kenneth Naylor	Perrine Development, LLC	NC	F	\$11,000,000	\$750,000	11,750,000	Y	N	N	N	116	1	20	\$72,351.68	4	Y	Y	50
2024-027BSN	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	133	1	20	\$80,845.86	5	Y	Y	13
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	\$6,396,000	\$750,000	7,146,000	Y	N	Y	N	156	1	24	\$40,077.50	4	Y	Y	41
2024-029SN	Edison Towers II	Miami-Dade	L	Carol A Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	\$9,120,000	\$750,000	9,870,000	Y	Y	N	N	96	1	20	\$77,938.95	4	Y	Y	31
2024-030BSN	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	Y	Y	N	N	98	1	20	\$26,689.72	1	Y	Y	36
2024-031BSN	Hibiscus Pointe	Hernando	M	Michael Ruane	CORE FL Developer VII LLC	NC	F	\$8,170,000	\$614,200	8,784,200	Y	N	N	N	86	1	20	\$87,443.70	5	Y	Y	58
2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$5,500,000	\$580,500	6,080,500	Y	Y	N	N	88	1	20	\$49,430.95	2	Y	Y	23
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	\$5,759,880	\$750,000	6,509,880	Y	N	N	N	120	1	20	\$35,921.20	2	Y	Y	14
2024-034BSN	The Arbors at Naranja	Miami-Dade	L	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,350,000	\$750,000	8,100,000	Y	Y	N	N	110	1	20	\$54,818.30	3	Y	Y	63
2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	\$11,000,000	\$0	11,000,000	Y	N	Y	N	576	1	26	\$15,786.97	1	Y	Y	3
2024-036S	Southpointe Vista II	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	F	\$8,478,000	\$750,000	9,228,000	Y	N	Y	N	208	1	24	\$33,439.60	3	Y	Y	19
2024-037BSN	Ava Greens	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	128	1	20	\$51,042.83	2	Y	Y	28
2024-039BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC	NC	F	\$3,500,000	\$397,500	3,897,500	Y	N	N	N	60	1	20	\$53,693.50	3	Y	Y	15
2024-040SN	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$72,351.68	4	Y	Y	5
2024-041SN	Quail Roost Transit Village III	Miami-Dade	L	Kenneth Naylor	Quail Roost III Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$77,797.50	4	Y	Y	52
2024-044SN	Berkshire Square	Pinellas	L	Jonathan L. Wolf	Berkshire Square Developer, LLC	NC	F	\$6,744,900	\$581,400	7,326,300	Y	N	N	N	71	1	20	\$87,442.40	5	Y	Y	1
2024-045BSN	Driftwood Terrace	Broward	L	Brian Evjen	HHA Developer, LLC; Newstar Development, LLC	A/R	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	N	N	N	90	1	20	\$18,186.67	1	Y	Y	44
2024-046BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$9,120,000	\$750,000	9,870,000	Y	N	N	N	96	1	20	\$93,474.30	5	Y	Y	37
2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	138	1	20	\$65,395.00	3	Y	Y	45
2024-049SN	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	\$7,500,000	\$750,000	8,250,000	Y	N	N	N	144	1	20	\$44,562.50	2	Y	Y	39
2024-050SN	Mayfield Place	Duval	L	Julie von Weller	Mayfield Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$689,000	10,188,900	Y	Y	N	N	100	1	16.87	\$87,442.78	5	Y	Y	48

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-051SN	Cypress Grove Apartments	Pinellas	L	Brett Green	Cypress Grove Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	F	\$4,500,000	\$568,260	5,068,260	Y	N	N	N	84	1	20	\$52,711.07	3	Y	Y	54
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas Co	NC	E, Non-ALF	\$5,500,000	\$519,800	6,019,800	Y	Y	N	N	80	1	20	\$54,374.05	3	Y	Y	62
2024-055BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, I	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N	N	N	80	1	20	\$66,877.17	4	Y	Y	49
2024-056BSN	St. Agnes Place	Collier	M	Eric C. Miller	NDA Developer, LLC; St. Agnes Housing	NC	F	\$5,000,000	\$723,300	5,723,300	Y	N	N	N	56	1	20	\$82,183.93	5	Y	Y	4
2024-057SN	Magnolia Point	Miami-Dade	L	Jose L. Guillan	GTM Developers, LLC	NC	F	\$11,000,000	\$750,000	11,750,000	Y	N	N	N	400	1	20	\$20,336.25	1	Y	Y	51
2024-058SN	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Develo	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N	N	N	175	1	20	\$36,818.40	2	Y	Y	34
2024-059BSN	Thornton Place	Orange	L	Julie von Weller	Thornton Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$683,500	10,183,400	Y	Y	N	N	100	1	20	\$80,789.52	5	Y	Y	47
2024-060SN	Egret Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$8,360,000	\$624,300	8,984,300	Y	Y	N	N	88	1	20	\$87,443.70	5	Y	Y	10
2024-061BSN	Cardinal Pointe	Orange	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	120	1	20	\$84,375.50	5	Y	Y	2
2024-062BSN	S Ivey Lane Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	NC	E, Non-ALF	\$8,020,000	\$672,600	8,692,600	Y	Y	N	N	96	1	20	\$88,387.08	5	Y	Y	56

Ineligible Applications

2024-026SN	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	N	Y	N	N	94	1	20	\$26,183.30	1	Y	Y	20
2024-038SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$10,000,000	\$750,000	10,750,000	N	N	N	N	150	1	20	\$49,300.00	2	Y	Y	17
2024-042SN	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	N	N	N	N	102	1	20	\$27,072.35	2	Y	Y	18
2024-043BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$7,125,000	\$750,000	7,875,000	N	Y	N	N	75	1	20	\$77,938.95	4	Y	Y	32
2024-048BSN	DeSoto Workforce Housing	Manatee	M	J. David Heller	NRP Holdings LLC	NC	F	\$8,475,000	\$750,000	9,225,000	N	N	N	N	216	1	15	\$38,353.30	2	Y	Y	26
2024-052SN	Orange on 14th	Manatee	M	Brian Swanton	Gorman & Company, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	N	N	N	N	174	1	10	\$53,369.25	3	Y	Y	6
2024-053BSN	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC;	NC	E, Non-ALF	\$7,200,000	\$626,700	7,826,700	N	Y	N	N	100	1	20	\$70,843.68	4	Y	Y	61
2024-063SN	Village of Valor	Palm Beach	L	Kathy Makino	Development Partners INC	NC	F	\$5,000,000	\$0	5,000,000	N	N	N	N	54	1	5	\$90,509.26	5	Y	Y	33

On September 8, 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 2023-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,190,523
Family Demographic Funding Balance Available	1,016,978
Elderly Demographic Funding Balance Available	173,545

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + EU)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	11,750,000	Y	Y	N	N	138	1	20	3	Y	Y	45
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	E, Non-ALF	6,019,800	Y	Y	N	N	80	1	20	3	Y	Y	62

Three Family Large County New Construction Applications

2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	11,000,000	Y	N	Y	N	576	1	26	1	Y	Y	3
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	6,509,880	Y	N	N	N	120	1	20	2	Y	Y	14
2024-006S	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC ; MJHS South Parcel Developer, LLC	NC	F	6,665,000	Y	N	Y	N	145	1	26	4	Y	Y	11

One Elderly Medium County New Construction Application

2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	6,080,500	Y	Y	N	N	88	1	20	2	Y	Y	23
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Two Family Medium County New Construction Applications

2024-019S	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	4,099,700	Y	N	Y	N	89	1	26	2	Y	Y	46
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	7,146,000	Y	N	Y	N	156	1	24	4	Y	Y	41

RFA 2023-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One HUD Choice Neighborhoods Implementation Grant Application

2024-0185N	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	9,402,500	Y	N	N	Y	92	1	20	5	Y	Y	55
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Small County Application(s)

2024-02085N	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	8,609,400	Y	N	N	N	84	1	20	5	Y	Y	22
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Medium County Application(s)

2024-00185N	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	7,794,600	Y	Y	N	N	86	1	20	4	Y	Y	29
2024-05585N	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	7,000,000	Y	N	N	N	80	1	20	4	Y	Y	49

Large County Application(s)

2024-0605N	Egret Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	8,984,300	Y	Y	N	N	88	1	20	5	Y	Y	10
2024-0585N	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Developer, LLC	NC	F	7,750,000	Y	N	N	N	175	1	20	2	Y	Y	34
2024-0125N	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	3,750,000	Y	N	N	N	135	1	15	1	Y	Y	27

On September 8, 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.