



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

ATTORNEYS:
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January 27, 2021

RECEIVED

JAN 27 2021 10:14 AM

Via E-mail

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2020-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by Madison Palms, Ltd.
Applicant for Application No. 2021-128C, Madison Palms

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Madison Palms, Ltd. ("Madison Palms"), Applicant for Application No. 2021-128C in RFA 2020-201, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2020-201, as approved by the Corporation's Board of Directors on Friday, January 22, 2021. These spreadsheets were posted on the Corporation's website on Friday, January 22, 2021, at 2:50 p.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Madison Palms will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302
Email: cbryant@ohfc.com
Counsel for Madison Palms, Ltd.
Applicant for Application No. 2021-128C

cc: Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org)
Chris McGuire, Assistant General Counsel (Chris.Mcguire@floridahousing.org)
Betty Zachem, Assistant General Counsel (Betty.zachem@floridahousing.org)

RFA 2020-201 - Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Funded with CAA of 2021 Disaster Funding	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-054C	Tranquility at Ferry Pass	Escambia	M	Y	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	36	630,000	1	N	N	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	47	
2021-056C	Villages of New Augustine	Saint Johns	M	N	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,575,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	2	N	N	Y	26
2021-059C	Molly Crossing	Clay	M	N	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,450,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	2
2021-077C	Cypress Garden Apartments	DeSoto	S	N	Darren J. Smith	AHA Development, LLC; Cypress Fortis Development, LLC	F	58	1,375,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	6
2021-081C	Tanager Square	Pasco	M	N	Domingo Sanchez	DDER Development, LLC	F	88	1,600,000	1	N	N	N	Y	N	Y	N	N	20	Y	Y	A	1	Y	Y	Y	13
2021-083C	Monroe Place	Seminole	M	N	Brett Green	Monroe Place Developer, LLC; Judd Roth Real Estate Development, Inc.; GSL Monroe Place, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	Y	N	N	N	Y	20	Y	Y	A	1	Y	Y	Y	49
2021-090C	Blue Sky Landing II	Saint Lucie	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	82	1,675,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	16
2021-098C	Pinnacle at the Wesleyan	Osceola	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	3
2021-108C	Swan Landing	Polk	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	1	N	N	Y	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	10
2021-111C	RIVERVIEW6	Manatee	M	N	Matthew A. Rieger	HTG RIVERVIEW6 DEVELOPER, LLC	F	80	1,699,990	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	14
2021-113C	Pinnacle at Hammock Springs	Bay	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,700,000	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	9
2021-130C	Arbours at Crestview	Okaloosa	M	Y	Sam T Johnston	Arbour Valley Development, LLC	F	96	1,656,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	7
2021-136C	Rosemary Place	Walton	S	Y	Stewart W. Rutledge	RM FL Development, LLC	F	72	1,175,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	58

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2020-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Points	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2021-054C	Tranquility at Ferry Pass	Escambia	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	36	630,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	17	1	Y	Y	Y	47
2021-055C	The Verandas of Punta Gorda III	Charlotte	M	Richard L. Higgins	Norstar Development USA, LP; Punta Gorda Developers, LLC; Newstar Development, LLC	F	56	1,183,900	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	51
2021-056C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,575,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	0	2	N	N	Y	26
2021-057C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,432,814	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	2	Y	Y	Y	39
2021-058C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,540,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	64
2021-059C	Molly Crossing	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,450,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	12	2	Y	Y	Y	2
2021-060C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	79	1,700,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	22
2021-061C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	100	1,699,999	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	59
2021-062C	Waterside Drive	Lee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	72	1,640,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	22	1	Y	Y	Y	8
2021-063C	Spruce Creek Commons	Volusia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	1,640,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19	1	Y	Y	Y	65
2021-064C	Cardinal Pointe	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	90	1,680,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	20	1	Y	Y	Y	74
2021-065C	Madison Grove	Osceola	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	13	2	Y	Y	Y	37
2021-066C	Madison Bay	Volusia	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	2	N	N	N	N	Y	Y	N	N	15	Y	Y	B	0	1	N	N	Y	18
2021-067C	Madison Moor	Alachua	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	82	1,700,000	2	N	N	N	N	Y	N	N	N	20	Y	Y	A	0	1	N	N	Y	40
2021-069C	River Fox Commons	Walton	S	Renée F. Sandell	River Fox Commons Developer, LLC	F	82	1,450,730	1	N	N	N	N	N	N	N	N	20	Y	Y	B	11.5	2	Y	Y	Y	34
2021-070C	Arbours at LaBelle	Hendry	S	Sam T Johnston	Arbour Valley Development, LLC	F	80	1,408,300	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	1	Y	Y	Y	27
2021-071C	Arbours at Merrillwood	Alachua	M	Sam T Johnston	Arbour Valley Development, LLC; Alachua Housing	F	93	1,700,000	1	Y	N	N	N	Y	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	73
2021-072C	Madison Oaks East	Marion	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	84	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	35

RFA 2020-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Points	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-073C	Madison Oaks West	Marion	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	F	96	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	33
2021-074C*	Panama Manor	Bay	M	Renée Sandell	Panama Manor Developer, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	14	2	Y	Y	Y	46
2021-075C	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SCHA Developer,	F	60	1,317,253	1	N	N	Y	N	N	N	Y	N	20	Y	Y	B	9.5	2	Y	Y	Y	4
2021-076C	Grove Manor Phase I	Polk	M	Darren J. Smith	Pantheon Development Group, LLC; LWHA	F	86	1,700,000	1	N	N	Y	N	Y	N	N	N	20	Y	Y	A	19	1	Y	Y	Y	38
2021-077C	Cypress Garden Apartments	DeSoto	S	Darren J. Smith	AHA Development, LLC; Cypress Fortis Development,	F	58	1,375,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	15.5	1	Y	Y	Y	6
2021-078C	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, LP; GHA Development, LLC;	F	96	1,700,000	1	Y	N	Y	N	N	N	N	N	20	Y	Y	A	19	1	Y	N	Y	52
2021-079C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,666,900	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	18	1	Y	Y	Y	71
2021-080C	Falcon Trace	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	96	1,680,000	1	N	N	Y	N	N	N	Y	Y	20	Y	Y	A	12.5	2	N	Y	Y	81
2021-081C	Tanager Square	Pasco	M	Domingo Sanchez	DDER Development, LLC	F	88	1,600,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	16.5	1	Y	Y	Y	13
2021-082C	Crest Grove Apartments	Alachua	M	Donald W Paxton	BCP Development 20 LLC	F	108	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	20.5	1	Y	Y	Y	44
2021-083C	Monroe Place	Seminole	M	Brett Green	Monroe Place Developer, LLC; Judd Roth Real Estate	E, Non-ALF	80	1,700,000	1	N	N	N	N	Y	N	N	Y	20	Y	Y	A	16.5	1	Y	Y	Y	49
2021-084C	Hayden Place Apartments	Escambia	M	Donald W Paxton	BCP Development 20 LLC	F	90	1,650,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	19	1	Y	Y	Y	56
2021-085C	Creekside Apartments	Osceola	M	Brett Green	Creekside Apartments Developer, LLC; Judd Roth	F	84	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	2	Y	Y	Y	61
2021-086C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	1	N	Y	N	N	N	N	Y	N	20	Y	Y	A	15.5	2	Y	Y	Y	53
2021-087C	Banyan Hammock	Volusia	M	Scott Zimmerman	BDG Banyan Hammock Developer, LLC	F	120	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	23
2021-089C	Cardinal Gardens	Lake	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	F	112	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19.5	1	Y	Y	Y	43
2021-090C	Blue Sky Landing II	Saint Lucie	M	Shawn Wilson	Blue Sky Developer, LLC	F	82	1,675,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	16
2021-093C	Harmony at DeFuniak	Walton	S	Todd M. Wind	Timshel Hill Tide Developers, LLC	E, Non-ALF	80	1,400,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	11.5	2	Y	Y	Y	68
2021-094C	Venice Pointe	Sarasota	M	Oscar Sol	Venice Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	83	1,650,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	16	2	Y	Y	Y	28
2021-095C	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver	F	136	1,650,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14	2	Y	Y	Y	78
2021-096C	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD	F	80	1,400,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	14.5	2	Y	Y	Y	63
2021-097C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	2	N	N	Y	N	N	N	N	N	20	Y	Y	A	13	1	Y	N	Y	5
2021-098C	Pinnacle at the Wesleyan	Osceola	M	David O. Deutch	Pinnacle Communities, LLC	F	96	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	18.5	1	Y	Y	Y	3
2021-099C	Southview Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	888,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	17	1	Y	Y	Y	67
2021-100C	Oak Vista Estates	Escambia	M	William A Markel	JES Dev Co, Inc.	F	90	1,669,740	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	16	2	Y	Y	Y	29
2021-101C	Peregrine Court	Osceola	M	J. David Page	Southport Development, Inc., a WA corporation doing	F	100	1,640,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	22	1	Y	Y	Y	31

RFA 2020-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Points	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-102C	Meadow Park	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	64	1,260,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	1	Y	Y	Y	82
2021-103C	The Pointe at Blairstone	Leon	M	Joseph F Chapman	Royal American Properties, LLC	F	92	1,674,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	20	1	Y	Y	Y	54
2021-104C	Magnolia Family II	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	F	160	1,700,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	18	1	Y	Y	Y	19
2021-105C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	41
2021-106C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	70	1,675,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	16	2	Y	N	Y	20
2021-107C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	68	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	17	1	Y	N	Y	1
2021-108C	Swan Landing	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	1	N	N	Y	N	N	N	Y	N	20	Y	Y	A	20.5	1	Y	Y	Y	10
2021-109C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	F	96	1,699,900	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	2	Y	Y	Y	24
2021-110C	Highland Park Apartments	Escambia	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	E, Non-ALF	68	1,480,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	20.5	1	Y	Y	Y	50
2021-111C	RIVERVIEW6	Manatee	M	Matthew A. Rieger	HTG RIVERVIEW6 DEVELOPER, LLC	F	80	1,699,990	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	19	1	Y	Y	Y	14
2021-112C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	60	900,000	2	N	N	N	N	N	N	N	N	20	Y	Y	A	16.5	1	Y	Y	Y	17
2021-113C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	96	1,700,000	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	16	2	Y	Y	Y	9
2021-114C	Royal Palm Place	Lee	M	Marcia Davis	Royal Palm Place Developer, LLC	E, Non-ALF	102	1,700,000	1	Y	N	N	N	Y	Y	N	N	20	Y	Y	A	22	1	Y	Y	Y	77
2021-115C	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	E, Non-ALF	80	1,699,980	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	20	1	Y	Y	Y	25
2021-116C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Collier I Developer, LLC	E, Non-ALF	100	1,700,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	55
2021-117C	Warwick Commons	Volusia	M	Jonathan L. Wolf	Warwick Commons Developer, LLC	F	80	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	15.5	2	Y	Y	Y	45
2021-118C	Griffin Lofts	Polk	M	Oscar A Sol	Griffin Lofts Dev, LLC	F	76	1,595,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	19	1	Y	Y	Y	30
2021-119C	Alto at Hacienda Lakes	Collier	M	Christopher L. Shear	MHP FL V Developer, LLC; CORE FL Developer V, LLC	F	96	1,698,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	70
2021-120C	Madison Brook	Alachua	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	96	1,700,000	2	N	N	Y	N	N	N	N	N	20	Y	Y	A	0	1	N	N	Y	57

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Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Points	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-121C	Village Retreat	Bay	M	Maxwell E Elbe	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,315,000	1	N	N	N	N	N	N	N	N	15	Y	Y	B	13.5	2	Y	Y	Y	69
2021-122C	Princeton Place	Lee	M	Donald W Paxton	BCP Development 20 LLC	F	84	1,600,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	17	1	Y	Y	Y	76
2021-123C	Benschley Manor	Seminole	M	Terry S. Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	1	N	N	N	N	N	N	N	N	20	Y	Y	B	18.5	1	Y	Y	Y	80
2021-124C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	16.5	1	Y	Y	Y	42
2021-125C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	88	1,659,830	1	N	N	N	N	N	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	15
2021-127C	Fletcher Black II	Bay	M	Joseph F Chapman, IV	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	F	64	1,100,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	11
2021-128C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	120	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	13	2	Y	Y	Y	12
2021-129C	Huntington Place	Lee	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	F	46	965,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	18	1	Y	Y	Y	75
2021-130C	Arbours at Crestview	Okaloosa	M	Sam T Johnston	Arbour Valley Development, LLC	F	96	1,656,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	13	2	Y	Y	Y	7
2021-131C	Tranquility at Lakeland	Polk	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	96	1,680,020	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19.5	1	Y	Y	Y	84
2021-132C	The Reserve at Malibu Point	Indian River	M	Clifton E Phillips	Roundstone Development, LLC	F	84	1,655,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14.5	2	Y	Y	Y	62
2021-133C	Cypress Point Estates	Marion	M	Clifton E Phillips	Roundstone Development, LLC	F	76	1,495,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14.5	2	Y	Y	Y	60
2021-134C	The Lakes at Royal Palm	Lake	M	Clifton E Phillips	Roundstone Development, LLC	F	88	1,635,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	15	2	Y	Y	Y	32
2021-135C	Oakleaf Villas	Columbia	S	William Schneider	Turnstone Development Corporation	E, Non-ALF	55	1,036,074	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	1	Y	Y	Y	36
2021-136C	Rosemary Place	Walton	S	Stewart W. Rutledge	RM FL Development, LLC	F	72	1,175,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14	2	Y	Y	Y	58
2021-137C	Pine Island Pointe	Lee	M	Joseph F. Chapman	Royal American Properties, LLC	F	88	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	20	1	Y	Y	Y	72

Ineligible Applications

2021-068C	Sea Salt Pines Apartments	Pasco	M	Renee Sandell	Sea Salt Pines Developer, LLC	E, Non-ALF	72	1,583,100	1	N	N	N	N	Y	N	N	N	20	Y	Y		19.5		Y	Y	Y	83
2021-088C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	120	1,700,000	1	N	N	N	N	N	N	N	Y	20	Y	Y		17.5		Y	N	Y	48
2021-091C	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	E, Non-ALF	75	1,238,217	1	N	N	N	N	N	N	N	N	20	Y	Y		17		Y	Y	Y	79
2021-092C	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	F	131	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y		15		Y	Y	Y	66

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2021-126C	The Commons at Speer Village Phase II	Pasco	M	Mark Wickham	Youth and Family Alternatives, Inc.	F	50	1,128,936	1	N	N	N	N	N	N	N	N	15	Y	Y		9		Y	N	Y	21

*Corporation Funding Per Set-Aside amount was changed during scoring.

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.