



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

ATTORNEYS:
TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
KENNETH G. OERTEL
IAN E. WALDICK

OF COUNSEL:
C. ANTHONY CLEVELAND
C. PRESTON MCLANE

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

January 27, 2021

Via E-mail

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

RECEIVED

JAN 27 2021 10:25 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2020-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by Meadowlark Court, Ltd.
Applicant for Application No. 2021-080C, Falcon Trace Apartments

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Meadowlark Court, Ltd. ("Petitioner"), Applicant for Application No. 2021-080C (Falcon Trace Apartments) 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).

Petitioner 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 Meadowlark Court, Ltd.
(Falcon Trace Apartments)
Applicant for Application No. 2021-080C

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 | 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 | N | Y | N | Y | 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 | N | Y | 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 |
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|----------------|----------------|-------------------------|--|---|-------------------|--|---------------------|--|---------------------------------|--------------|--|---|---------------------------|------------------|-----------------|--------------------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|----------------|----------------|-------------------------|--|---|-------------------|--|---------------------|--|---------------------------------|--------------|--|---|---------------------------|------------------|-----------------|--------------------------|------------------------------|---------------------------------|----------------|

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 |

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 |
|--------------------|-----------------------------|--------------|-------------|---|--|------------|-------------|----------------|----------------|-------------------------|--|---|-------------------|--|---------------------|--|---------------------------------|--------------|--|---|---------------------------|------------------|-----------------|--------------------------|------------------------------|---------------------------------|----------------|
| 2021-121C | 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 |

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 |
|--------------------|---------------------------------------|--------|-------------|---|-------------------------------------|------|-------------|----------------|----------------|-------------------------|--|---|-------------------|--|---------------------|--|---------------------------------|--------------|--|---|---------------------------|------------------|-----------------|--------------------------|------------------------------|---------------------------------|----------------|
| 2021-126C | 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.