

I. FISCAL
A. 2026 Proposed Operating Budget
II. HOMEOWNERSHIP PROGRAMS
A. Request Permission to Create a Homeownership Pilot Program Utilizing Manufactured Housing
III. MULTIFAMILY PROGRAMS - ALLOCATIONS
A. RFA 2025-204 SAIL Financing for the Preservation of Elderly Developments
B. RFA 2025-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bond Financing and 4% Housing Credits
C. RFA 2025-215 Live Local SAIL Financing for Developments Near Military Installations
IV. PROFESSIONAL SERVICES SELECTION (PSS)
A. Single Source Procurement for a Davis-Bacon Software Solution

FISCAL

Action

I. FISCAL

A. 2026 Proposed Operating Budget

1. Background:

- a) The Florida Housing Operating Budget is created with a conservative approach to both revenue and expenses.
- b) The 2026 budget was created using the following approach, as applicable:
 - a projection of fee revenue based on the current loan portfolio and a conservative estimate of 2026 activity.
 - a projection of revenue from the administration of federal programs.
 - a projection of investment earnings based on input from investment managers.
 - a zero-based budget model for operating expenses, exclusive of salaries and benefits; a 2026 projected work plan developed by each business unit supports the expense budget request from that unit.
 - employee benefits information based on final quotes for insurance.
- c) Upon implementation of the 2026 Operating Budget, Florida Housing will closely monitor all revenues and expenses. Florida Housing will pay special attention to discretionary line items, such as staff development travel and outreach travel, which will be controlled at the executive level. With these measures in place to control expenditures, Florida Housing expects to maintain a positive trend of revenues exceeding expenses.

2. Present Situation:

- a) The Proposed Operating Budget for 2026 is provided to the Board as [Exhibit A](#).
- b) An Account Guide describing the budget categories is included with the Proposed 2026 Operating Budget.

3. Recommendation:

- a) Staff recommends approval of the 2026 Operating Budget.

HOMEOWNERSHIP PROGRAMS

Action

II. HOMEOWNERSHIP PROGRAMS

A. Request Permission to Create a Homeownership Pilot Program Utilizing Manufactured Housing

1. Background:

- a) Florida Housing staff have been in discussions with Freddie Mac about ways to incentivize providing new, single-family manufactured housing units in rural or other areas. Manufactured housing and rural housing are both included in Freddie Mac's Duty to Serve Plan, under the guidance of the Federal Housing Finance Agency (FHFA).
- b) One strategy that came from a recent Freddie Mac Affordable Housing Advisory Council meeting involves HFAs partnering with developers interested in utilizing manufactured housing, private equity for construction financing, and lenders that participate in HFA homebuyer programs.
- c) Staff, with the assistance of the Florida Manufactured Housing Association, have participated in a tour of a manufactured housing facility in Ocala. Staff have also begun researching providing loan guarantees to leverage the private capital to be provided to local developer partners for construction funding. Florida Housing could also use the Freddie Mac HFA Advantage loan product, when appropriate, together with down payment and closing cost assistance, to provide permanent financing to the buyers of these homes through our participating lenders.

2. Present Situation:

- a) Florida Housing would like to schedule one or more workshops to discuss this proposed program and to gauge interest from eligible developers and other stakeholders. Based on the input received, staff would then draft a competitive solicitation seeking qualified partners to participate in this pilot program.

3. Recommendation:

- a) Authorize staff to conduct one or more workshops, work with interested stakeholders and, if prudent, issue a competitive solicitation for a Homeownership Pilot Program utilizing Manufactured Housing that would use up to \$3 million of available funds in the form of loan guarantees to leverage private capital construction financing.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

III. MULTIFAMILY PROGRAMS - ALLOCATIONS

A. RFA 2025-204 SAIL Financing for the Preservation of Elderly Developments

1. **Background:**

- a) On October 7, 2025, Florida Housing Finance Corporation (Florida Housing) issued RFA 2025-204 offering \$3,725,000 in SAIL funding, which may be used in conjunction with Tax-Exempt Bonds and 4% Housing Credits, for Applicants proposing the preservation of affordable, multifamily housing for the Elderly.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, October 29, 2025.

2. **Present Situation:**

- a) Florida Housing received 2 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Amanda DuSold, Multifamily Allocations Manager (Chair), Matt Jugenheimer, Development Finance Administrator, and Rebecca Vowels, Multifamily Programs Manager. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its November 18, 2025, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2025-204 All Applications chart (provided as Exhibit A) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit A](#) and recommendations for funding as set out on [Exhibit B](#).
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit A and recommendations for funding as set out on Exhibit B.
- e) The motions passed unanimously.

3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 2 Applications and authorize the tentative selection of the 1 Application (set out on Exhibit B) for funding.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Application set out on Exhibit B.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range.
- d) There is no SAIL funding remaining.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

B. RFA 2025-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bond Financing and 4% Housing Credits

1. Background

- a) On September 29, 2025, Florida Housing Finance Corporation (Florida Housing) issued RFA 2025-205 offering \$89,650,000 in SAIL funding, which may be used in conjunction with Tax-Exempt Bonds and 4% Housing Credits, for Applicants proposing the development of affordable, multifamily housing for Families and the Elderly.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, October 27, 2025.

2. Present Situation

- a) Florida Housing received 93 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Bryan Barber, Multifamily Allocations Manager (Chair), Amanda DuSold, Multifamily Allocations Manager, and Matt Jugenheimer, Development Finance Administrator. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its November 20, 2025, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2025-205 All Applications chart (provided as Exhibit C) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit C](#) and recommendations for funding as set out on [Exhibit D](#).
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit C and recommendations for funding as set out on Exhibit D.
 - (3) A motion to recommend that the Board approve the Review Committee's recommended Ranked Waiting List as set out on [Exhibit E](#).
- e) The motions passed unanimously.

3. Recommendation

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 93 Applications, authorize the tentative selection of the 12

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

Applications (set out on [Exhibit D](#)) for funding, and approve the Committee's recommended Ranked Waiting List (set out on [Exhibit E](#)).

- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on Exhibit D.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$4,049,000 in SAIL funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

C. RFA 2025-215 Live Local SAIL Financing for Developments Near Military Installations

1. Background

- a) On September 9, 2025, Florida Housing Finance Corporation (Florida Housing) issued RFA 2025-215 offering \$29,746,558 in Live Local SAIL funding, which may be used in conjunction with Tax-Exempt Bonds and 4% Housing Credits, for Applicants proposing the development of affordable, multifamily housing near military installations, with a preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active duty service to civilian life.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, October 7, 2025.

2. Present Situation

- a) Florida Housing received 15 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Mandy Dusold, Multifamily Programs Manager (Chair), Lenard Randolph, Multifamily Programs Manager, and Chase Cohee, Multifamily Programs Coordinator. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its November 6, 2025, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2025-215 All Applications chart (provided as Exhibit F) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit F](#) and recommendations for funding as set out on [Exhibit G](#).
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit F and recommendations for funding as set out on Exhibit G.
- e) The motions passed unanimously.

3. Recommendation

- a) Approve the Committee's recommendations that the Board adopt the scoring results of the 15 Applications and authorize the tentative selection of the 3 Applications (set out on Exhibit G) for funding.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on [Exhibit G](#).
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$246,558 in Live Local SAIL funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

PROFESSIONAL SERVICES SELECTION (PSS)

Action

IV. PROFESSIONAL SERVICES SELECTION (PSS)

A. Single Source Procurement for a Davis-Bacon Software Solution

1. Background:

- a) The Davis–Bacon Act of 1931 is a United States federal law that establishes the requirement for paying the local prevailing wages on public works projects. Florida Housing and its partners are subject to these requirements when building developments that are primarily funded by the U.S. Department of Housing and Urban Development (HUD), e.g., when using HOME or Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. Section 3 requires recipients of HUD funding to direct employment, training and contracting opportunities to low-income individuals and the businesses that employ these persons within their community. Section 3 is also applicable to developments that are primarily funded by HUD funds like HOME and CDBG-DR and also applies when National Housing Trust Fund (NHTF) dollars are included.
- b) In 2015, HUD contracted with Elation Systems, Inc., to improve HUD's Davis-Bacon and Section 3 oversight and compliance for federally funded and/or assisted construction projects receiving HUD grants, loans, loan guarantees and/or insurance. Certain HUD-funded partners were then directed to use Elation's system to assist with managing prevailing wage data.
- c) Compliance with Davis-Bacon and Section 3 during construction is performed on Florida Housing's behalf by its contracted construction loan servicers Seltzer Management Group, First Housing Development Corporation, and AmeriNat Community Services. All three of these firms have been onboarded into Elation's system and the transition from a manual reporting process to the electronic system has been beneficial for all stakeholders involved.

2. Present Situation:

- a) Florida Housing's current contract with Elation Systems, Inc., expires on March 3, 2026.
- b) While Florida Housing is not on the list of partners that have been identified as mandatory users of the system, there are notable benefits that the software system provides that no other vendor on the market currently does, including:
 - Extracting payroll data from developers' systems rather than via manual data entry.
 - Immediately identifying any underpayments.
 - Running database checks so that developers are informed about any issues prior to certification and submission to the servicers; and
 - Transmitting all Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) and Section 3 reporting directly to HUD.

PROFESSIONAL SERVICES SELECTION (PSS)

Action

Staff also reviewed alternative solutions; however, no comparable products provide integrated Davis-Bacon, Section 3, MBE/WBE reporting, and automated payroll extraction capabilities. Accordingly, Elation remains the only viable source able to support compliance obligations under HUD programs.

3. Recommendation:

- a) Staff recommends that the Board direct staff to proceed with entering into a new, one-year single source contract with Elation Systems, Inc., for their Davis-Bacon and Section 3 software solution.

FLORIDA HOUSING FINANCE CORPORATION
2026 Proposed Operating Budget

	2026 Proposed Budget	2025 Projected Actual	2025 Approved Budget
REVENUES:			
1. Investment Income	15,232,357	16,603,998	11,611,700
2. Program Fees	18,161,638	17,208,359	16,184,950
3. Administrative Fees	7,905,759	8,116,743	7,324,370
4. Other Income	316,000	315,285	226,300
Subtotal - Revenues	41,615,754	42,244,385	35,347,320
Direct Administration Reimbursement			
1. HOME, NHTF & HOME-ARP	3,146,179	1,956,523	2,698,583
2. Hardest Hit Fund	117,333	49,000	129,668
3. CWHIP	12,700	11,790	12,700
4. CDBG-DR	454,128	170,630	474,080
5. State Program and Monitoring Funds	1,102,370	1,066,909	1,071,630
6. Single Family MRB	43,107	11,646	26,650
Subtotal - Direct Administration Reimbursement	4,875,817	3,266,498	4,413,311
TOTAL REVENUES	46,491,571	45,510,883	39,760,631
EXPENSES:			
SALARIES AND BENEFITS	26,726,515	19,413,344	23,140,000
OPERATING EXPENSES			
1. Advertising, Marketing and Public Outreach	98,218	65,112	92,939
2. Bank Charges & Other Fees	42,360	36,500	42,774
3. Board Meetings	176,638	116,840	117,800
4. Books & Subscriptions	112,855	76,430	83,503
5. Capital Expenses	625,000	197,000	320,000
6. Furniture, Equipment & Computer Expenses	1,169,720	1,027,784	1,065,960
7. Conferences & Seminars	251,317	112,269	252,947
8. Corporate Insurance	368,500	317,558	360,300
9. General and Administrative Expenses	34,946	10,148	26,054
10. Legal Fees	995,639	673,702	737,168
11. Professional Licenses & Membership Dues	94,166	85,307	88,339
12. Office Supplies	21,106	10,644	18,291
13. Postage	14,120	5,323	14,879
14. Printing and Reproduction	15,525	8,770	16,725
15. Professional Fees	3,089,130	1,906,538	3,238,706
16. Program Administration	8,310,348	6,888,566	7,108,175
17. Rent	910,628	884,146	884,246
18. Repairs and Maintenance	19,729	2,579	5,869
19. Systems Maintenance, Support and Services	637,900	512,800	596,480
20. Telephone	113,965	93,000	113,064
21. Travel - Board Members	83,328	48,975	96,393
22. Travel - Staff to Board Meetings	81,827	54,007	81,935
23. Travel - Reviews/Monitoring	37,953	5,765	31,755
24. Travel - FHFC Workshops	18,454	5,210	20,255
25. Travel - Staff Development	308,238	152,832	302,032
26. Travel - Marketing/Public Outreach	82,625	20,669	63,213
27. Travel - Other	38,802	8,801	34,454
28. Workshops	346,500	375,000	295,750
Subtotal - Operating Expenses	18,099,537	13,702,273	16,110,006
TOTAL EXPENSES	44,826,052	33,115,617	39,250,006
REVENUES OVER EXPENSES	1,665,519	12,395,266	510,625

FLORIDA HOUSING FINANCE CORPORATION
2026 Operating Budget Line Item Guide

I. Revenues

1. *Investment Income*

- Earnings on investments of Florida Housing's unrestricted funds
- Offset by investment related fees and charges

2. *Program Fees*

- Program application and commitment fees
- Fees collected from multifamily bond program, single family homeownership programs, and the Guarantee Fund ("Agency Fees")

3. *Administrative Fees*

- Compliance monitoring fees
- Recognition of administrative fees from Housing Credits Program
- Housing Credit Qualified Contract fees

4. *Other Income*

- Fees collected by Special Assets for renegotiation of SAIL loans and owner transfer requests
- Late fees paid by lenders in conjunction with the SF loan program
- Fees collected from participants in realtor trainings
- Revenue not otherwise classified

Direct Administration Reimbursement

Reimbursements for the following programs:

1. HOME & NHTF
2. Hardest Hit Fund
3. CDBG-DR
4. State Program and Monitoring Funds
5. Single Family MRB

FLORIDA HOUSING FINANCE CORPORATION

2026 Operating Budget Line Item Guide

II. Expenses: Salaries and Benefits

- Wages for regular employees, both management and staff
- Wages for full and part time temporary employees
- Employer's share of FICA and Medicare taxes
- State unemployment taxes
- Employer's share of Insurance Benefits: Health, Dental, Disability and Worker's Compensation
- Pension contributions and Deferred Compensation match
- Tuition Reimbursement Program expenses
- Any other employee benefits

FLORIDA HOUSING FINANCE CORPORATION

2026 Operating Budget Line Item Guide

III. Expenses: Operating Expenses

1. *Advertising, Marketing and Public Outreach*

- Advertising costs for Florida Administrative Register publications, employee recruiting, other legal advertising
- Sponsorship of housing-related conferences and workshops
- Cost of marketing programs

2. *Bank Charges and Other Fees*

- Monthly account maintenance fees
- Electronic banking fees
- Payroll processing fees

3. *Board Meetings*

- Room and audio-visual equipment rental
- Court reporter fees

4. *Books & Subscriptions*

- Expenses for books and other publications
- Online research tools
- Statutes and technical publications

5. *Capital Expenses*

- Purchases greater than \$5,000 per item including:
 - Furniture
 - Equipment
 - Leasehold improvements
 - Computer software and hardware

6. *Furniture, Equipment & Computer Expenses*

- Computer hardware and software purchases to be expensed (less than \$5,000 per item)
- Computer software licenses and maintenance
- Furniture (less than \$5,000 per item)

FLORIDA HOUSING FINANCE CORPORATION
2026 Operating Budget Line Item Guide

7. *Conferences & Seminars*

- Costs associated with in-house staff training
- Registration fees associated with outside conference and seminar attendance
- Registration fees associated with National Council of State Housing Agencies (NCSHA) conferences

8. *Corporate Insurance*

- Corporate liability insurance
- Errors and omissions insurance
- Directors and Officers liability insurance

9. *General and Administrative Expenses*

- Lobbyist registration fees
- Administrative expenses not otherwise classified

10. *Legal Fees*

- Legal fees associated with real estate closings, programmatic issues, work outs on maturing loans, and general legal issues
- Costs associated with legal proceedings including court reporter, hearing officer fees and court costs
- Expert witness fees
- Recording fees

11. *Professional Licenses & Membership Dues*

- National Council of State Housing Agencies annual dues
- Professional licenses
- Professional association dues
- Notary public dues

12. *Office Supplies*

- General office supplies

13. *Postage*

- General postage and overnight shipping expenses

FLORIDA HOUSING FINANCE CORPORATION

2026 Operating Budget Line Item Guide

14. *Printing & Reproduction*

- Costs associated with brochures, annual reports and other publications
- Copy paper costs

15. *Professional fees*

- Financial statement audit fees
- Consulting fees for data and technology projects
- Housing Locator System
- Housing Data Clearinghouse

16. *Program Administration*

- Credit underwriting, environmental review and monitoring expenses incurred for the HOME, Housing Credits and other programs under which developments do not pay the provider directly
- Servicing fees associated with programs under which developments do not pay the provider directly, such as the HOME program
- Technical assistance fees for the PLP and Catalyst programs

17. *Rent*

- Office rent and offsite storage of backups and critical media

18. *Repairs & Maintenance*

- Maintenance agreements for all equipment except computers

19. *Systems Maintenance, Support and Services*

- Expenses incurred for system support
- Telephone and computer network system maintenance
- Computer hardware maintenance
- Online data storage
- Annual and/or monthly infrastructure (e.g. backups) or software as a service

20. *Telephone*

- Telephone, cellular, Suncom, and conference call charges

FLORIDA HOUSING FINANCE CORPORATION

2026 Operating Budget Line Item Guide

21. *Travel – Board Members*

- Travel expenses incurred by Board Members in their official capacity

22. *Travel – Staff to Board Meetings*

- Staff travel expenses related to Board meetings

23. *Travel – Reviews/Monitoring*

- Travel expenses associated with compliance monitoring, development site visits, and quality assurance reviews

24. *Travel – FHFC Workshops*

- Travel expenses associated with staff travel to rule development, rule hearings, and application and compliance workshops

25. *Travel – Staff Development*

- Travel expenses associated with staff travel to outside conferences and training seminars, e.g. NCSHA, Florida Housing Coalition, etc.

26. *Travel – Marketing/Public Outreach*

- Travel expenses associated with marketing of Florida Housing and its programs
- Travel expenses associated with ground breakings and grand openings
- Travel expenses associated with legislative member visits

27. *Travel – Other*

- Travel expenses associated with other staff travel including cabinet meetings, disaster recovery testing, etc.

28. *Workshops*

- Facility charges and other costs (including court reporter fees) associated with Florida Housing sponsored programmatic, informational, application and compliance workshops and rule hearings

RFA 2025-204 - All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Cat	Dev Subcat	Development Type	Demo	Units	SAIL Request Amount	ELI Funding Amount	Total SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Total Points	Age of Development Preference	RA Level 1,2, or 3 Preference	ESS Construction Funding Preference	Corporation Funding PSAU	A/B Leveraging	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Application																							
2026-157BS	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	P	G	E, Non-ALF	88	\$3,141,800	\$583,200	3,725,000	Y	10	Y	Y	N	\$35,702.27	A	1	Y	1
Ineligible Application																							
2026-156BS	New Horizons	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	A/R	P	MR 5-6	E, Non-ALF	100	\$2,725,000	\$1,000,000	3,725,000	N	10	Y	Y	Y	\$30,247.50		1	Y	2

RFA 2025-204 – Review Committee Recommendations

Total SAIL Funding	3,725,000
Total SAIL Allocated	3,725,000
Total SAIL Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Cat	Dev Subcat	Development Type	Demo	Units	Total Request Amount (SAIL plus ELI)	4% HC Request Amount	MMRB Request Amount	Eligible For Funding?	Total Points	Age of Development Preference	RA Level 1,2, or 3 Preference	ESS Construction Funding Preference	A/B Leveraging	RA Level	Florida Job Creation Preference	Lottery Number
2026-157BS	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	P	G	E, Non-ALF	88	3,725,000	\$943,957	\$9,625,000	Y	10	Y	Y	N	A	1	Y	1

RFA 2025-205 All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number	
Eligible Applications																										
2026-063SA	Normandy Cove Phase II	Duval	L	Matthew A. Rieger	HTG Normandy II Developer, LLC	NC	F	99	\$4,670,000	\$746,700	5,416,700	Y	N	Y	N	N	N	N	1	21	\$46,077.33	C	Y	Y	60	
2026-064SA	B'nai B'rith Apartments, IV	Broward	L	Dennis J Rice	BREC Development, LLC	NC	E, Non-ALF	67	\$5,000,000	\$800,500	5,800,500	Y	Y	N	N	N	N	N	1	15	\$59,657.70	B	Y	Y	61	
2026-065SA	Pinnacle at Cypress, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	96	\$8,800,000	\$1,000,000	9,800,000	Y	Y	N	N	N	N	N	1	15	\$64,517.20	B	Y	Y	27	
2026-066BS	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Rockledge Developer, LLC	NC	F	90	\$3,000,000	\$742,000	3,742,000	Y	N	Y	N	N	N	N	1	19	\$30,000.00	B	Y	Y	80	
2026-067BSA	Fifth Street Apartments	Manatee	M	C. Hunter Nelson	ECG Fifth Street Developer, LLC	NC	F	90	\$3,200,000	\$983,100	4,183,100	Y	N	Y	N	N	N	N	1	19	\$34,730.67	B	Y	Y	52	
2026-068SA	Pinnacle at Audubon Place	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	116	\$9,600,000	\$1,000,000	10,600,000	Y	Y	N	N	N	N	N	1	15	\$65,380.60	B	Y	Y	54	
2026-069SA	Tamarac Terrace	Broward	L	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	NC	E, Non-ALF	100	\$7,250,000	\$1,000,000	8,250,000	Y	Y	N	N	N	N	N	1	15	\$57,957.45	B	Y	Y	35	
2026-070BS	350 Overtown	Miami-Dade	L	Sydne Garchik	MRK Partner Inc.; SFCLT 350 Dev MM LLC	NC	F	173	\$8,000,000	\$0	8,000,000	Y	N	Y	N	N	N	N	1	19	\$41,053.32	C	Y	Y	23	
2026-071SA	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	\$4,500,000	\$1,000,000	5,500,000	Y	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	26	
2026-072SA	Leon Landing	Duval	L	Louis A. Knoble	TWG Development, LLC	NC	F	95	\$4,500,000	\$819,700	5,319,700	Y	N	N	N	N	N	N	1	15	\$46,269.47	A	Y	Y	67	
2026-073SA	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	280	\$11,000,000	\$1,000,000	12,000,000	Y	N	Y	N	N	N	N	1	21	\$32,435.60	B	Y	Y	34	
2026-074SA	Merlin Crossing	Duval	L	Jeffrey J. Woda	The Woda Group, Inc.	NC	E, Non-ALF	112	\$9,192,659	\$906,200	10,098,859	Y	Y	N	N	N	N	N	1	15	\$80,173.12	C	Y	Y	77	
2026-075BSA	Pinnacle at Tropical Crossings	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	110	\$8,115,000	\$1,000,000	9,115,000	Y	Y	N	N	N	Y	N	1	15	\$65,493.80	B	Y	Y	89	
2026-076BSA	Benschley Manor	Orange	L	Julie von Weller	Benschley Manor Developer, LLC	NC	E, Non-ALF	100	\$7,500,000	\$1,000,000	8,500,000	Y	Y	N	N	N	N	N	1	15	\$69,680.25	B	Y	Y	92	
2026-077BSA	Peregrine Village	Orange	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	98	\$11,000,000	\$1,000,000	12,000,000	Y	Y	N	N	N	N	N	1	15	\$104,283.37	C	Y	Y	3	
2026-078BSA	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	NC	F	80	\$4,000,000	\$850,900	4,850,900	Y	N	N	N	N	N	N	1	15	\$43,201.76	A	Y	Y	30	
2026-080BSA	Hibicus Pointe	Orange	L	Michael Ruane	CORE Hibiscus Pointe Developer LLC	NC	E, Non-ALF	75	\$6,918,000	\$755,200	7,673,200	Y	Y	N	N	N	N	N	1	15	\$83,793.03	C	Y	Y	11	
2026-081BSA	Autumn Breeze	Leon	M	Michael Ruane	CORE Autumn Breeze Developer LLC	NC	E, Non-ALF	90	\$9,000,000	\$594,900	9,594,900	Y	Y	N	N	N	N	N	1	15	\$90,842.40	C	Y	Y	47	
2026-082SA	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	108	\$3,000,000	\$0	3,000,000	Y	N	N	N	N	N	N	1	15	\$24,660.50	A	Y	Y	12	
2026-084SA	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	120	\$8,000,000	\$793,200	8,793,200	Y	Y	N	N	N	N	N	1	15	\$61,938.00	B	Y	Y	21	
2026-085BS	Magnolia Gardens	Volusia	M	Mark Kemp	Mansemar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	\$3,516,800	\$583,200	4,100,000	Y	Y	N	N	N	N	N	1	15	\$39,963.64	A	Y	Y	17	

RFA 2025-205 All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number
2026-086BSA	Harvest Point Senior Phase III	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	\$7,000,000	\$1,000,000	8,000,000	Y	Y	N	N	N	N	N	1	15	\$71,610.00	B	Y	Y	81
2026-087BSA	Southward Village CNI Phase 3	Lee	L	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	82	\$9,430,000	\$671,500	10,101,500	Y	Y	N	N	N	N	N	1	15	\$100,590.75	C	Y	Y	1
2026-088BSA	Harvest Point Phase II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	112	\$7,000,000	\$1,000,000	8,000,000	Y	N	N	N	N	N	N	1	15	\$68,864.29	B	Y	Y	84
2026-089SA	Cathedral Commons	Duval	L	Joseph J. Chambers	CDG Cathedral Developer, LLC; JWB Cathedral Developer, LLC	NC	F	120	\$8,300,000	\$906,200	9,206,200	Y	N	N	N	N	N	N	1	15	\$64,260.68	B	Y	Y	51
2026-090BSA	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	\$9,200,000	\$1,000,000	10,200,000	Y	Y	N	N	N	N	N	1	15	\$51,323.17	A	Y	Y	43
2026-091BSA	Bayside Gardens	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	NC	F	96	\$7,500,000	\$886,100	8,386,100	Y	N	N	N	N	N	N	1	15	\$72,583.59	C	Y	Y	49
2026-092SA	Luna Landing Family New Construction	Pasco	M	Katessa G Archer	Port Richey Leased Housing Development V, LLC	NC	F	216	\$9,500,000	\$1,000,000	10,500,000	Y	N	N	N	N	N	N	1	15	\$43,937.50	A	Y	Y	5
2026-093SA	Oakview Place	Hillsborough	L	J. David Page	☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	100	\$6,700,000	\$1,000,000	7,700,000	Y	N	N	N	N	N	N	1	15	\$65,445.60	B	Y	Y	78
2026-094SA	Gallery at SoMi Parc Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Phase Two Developer, LLC	NC	F	323	\$8,500,000	\$1,000,000	9,500,000	Y	N	Y	N	N	N	N	1	21	\$23,951.83	A	Y	Y	7
2026-095SA	The View at Central City	Broward	L	J. David Heller	View at Central City Developer LLC ; WCZ Development LLC	NC	E, Non-ALF	120	\$9,500,000	\$1,000,000	10,500,000	Y	Y	N	N	N	N	N	1	15	\$61,848.53	B	Y	Y	56
2026-096BSA	DeSoto Senior Apartments	Manatee	M	J. David Heller	DeSoto Senior Developer LLC ; WCZ Development LLC	NC	E, Non-ALF	160	\$9,500,000	\$1,000,000	10,500,000	Y	Y	N	N	N	N	N	1	15	\$53,937.68	A	Y	Y	62
2026-097S	Dominium Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	\$4,140,000	\$1,000,000	5,140,000	Y	N	Y	N	N	N	N	1	21	\$22,977.00	A	Y	Y	9
2026-098SA	Liberty Square Phase Six	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Six Developer, LLC	NC	F	288	\$3,000,000	\$1,000,000	4,000,000	Y	N	Y	N	N	N	N	1	20	\$8,600.35	A	Y	Y	31
2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; GH A Development, LLC	A/R	F	101	\$6,500,000	\$1,000,000	7,500,000	Y	N	N	N	Y	N	N	1	15	\$59,851.49	C	Y	Y	66
2026-100BSA	Valencia at Twin Lakes	Polk	L	Michael Ruane	CORE Valencia at Twin Lakes Developer LLC	NC	E, Non-ALF	96	\$10,200,000	\$598,000	10,798,000	Y	Y	N	N	N	N	N	1	15	\$96,520.05	C	Y	Y	40
2026-101SA	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	F	120	\$9,200,000	\$1,000,000	10,200,000	Y	N	N	N	N	N	N	1	15	\$59,678.10	B	Y	Y	79
2026-102SA	JR Tower	Pinellas	L	Scott Macdonald	Blue JRT Developer, LLC	NC	F	150	\$8,000,000	\$1,000,000	9,000,000	Y	N	N	N	N	N	N	1	15	\$52,609.07	A	Y	Y	45
2026-103SA	Congress Street Apartments	Pasco	M	C. Hunter Nelson	ECG Pasco I Developer, LLC	NC	F	127	\$9,500,000	\$1,000,000	10,500,000	Y	N	Y	N	N	N	N	1	19	\$74,728.35	C	Y	Y	83
2026-104SA	Cedars Edge Apartment Homes	Duval	L	Jared M Houser	Pedcor Development Associates, LLC	NC	F	192	\$9,000,000	\$1,000,000	10,000,000	Y	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	76

RFA 2025-205 All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Lottery Number	
2026-105BSA	Harbour Oaks	Indian River	M	Jared M Houser	Pedcor Development Associates, LLC	NC	F	212	\$9,500,000	\$1,000,000	10,500,000	Y	N	N	N	N	N	N	1	15	\$44,766.51	A	Y	Y	28
2026-106BSA	Wedgewood	Hernando	M	Jared M Houser	Pedcor Development Associates, LLC	NC	F	192	\$9,000,000	\$1,000,000	10,000,000	Y	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	29
2026-107SA	Warfield Heights	Broward	L	J. David Heller	Warfield Heights Developer LLC; WCZ Development LLC	NC	E, Non-ALF	150	\$11,000,000	\$1,000,000	12,000,000	Y	Y	N	N	N	N	N	1	15	\$57,291.27	A	Y	Y	85
2026-108S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	\$11,000,000	\$1,000,000	12,000,000	Y	N	Y	N	N	N	N	1	20	\$30,801.76	B	Y	Y	37
2026-109BSA	Suntree Commons	Brevard	M	Janet M Stringfellow	L&E Community, LLC; VOAF Ortus Developer, LLC	NC	E, Non-ALF	88	\$7,500,000	\$645,300	8,145,300	Y	Y	N	N	N	N	N	1	15	\$79,182.10	C	Y	Y	44
2026-110SA	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	NC	F	96	\$9,500,000	\$723,400	10,223,400	Y	N	N	N	N	N	N	1	15	\$77,030.16	C	Y	Y	24
2026-111BS	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	180	\$9,000,000	\$734,500	9,734,500	Y	N	Y	N	N	N	N	1	19	\$49,950.00	C	Y	Y	87
2026-112SA	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	\$7,000,000	\$1,000,000	8,000,000	Y	Y	N	N	N	N	N	1	15	\$61,143.92	B	Y	Y	91
2026-113S	Palmera	Osceola	M	Christopher P. Barnes	BG Kissimmee Developer 1 LLC	NC	F	300	\$8,625,000	\$1,000,000	9,625,000	Y	N	Y	N	N	N	N	1	20	\$28,083.00	B	Y	Y	6
2026-114S	One North	Hillsborough	L	Christopher P. Barnes	BG Tampa Developer 1 LLC	NC	F	180	\$5,310,000	\$1,000,000	6,310,000	Y	N	Y	N	N	N	N	1	19	\$28,815.60	B	Y	Y	55
2026-115BSA	CGPA Parcel B	Orange	L	Daniel Coakley	CGPA Parcel B Developer, LLC	NC	F	140	\$9,900,000	\$1,000,000	10,900,000	Y	N	N	N	N	N	N	1	15	\$58,384.09	B	Y	Y	14
2026-116BS	Tori Meadows	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	180	\$4,200,000	\$1,000,000	5,200,000	Y	N	Y	N	N	N	N	1	21	\$23,310.00	A	Y	Y	68
2026-117SA	Mobbly Shores	Hillsborough	L	Kenneth Naylor	Mobbly Shores Development, LLC	NC	F	159	\$4,300,000	\$1,000,000	5,300,000	Y	N	Y	N	N	N	N	1	21	\$24,567.44	A	Y	Y	36
2026-118SA	Ekos Paseo Al Mar	Hillsborough	L	Christopher L. Shear	MHP Hillsborough I Developer, LLC	NC	F	160	\$11,000,000	\$1,000,000	12,000,000	Y	N	N	N	N	N	N	1	15	\$62,454.15	B	Y	Y	93
2026-119SA	351 Pompano	Broward	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	130	\$8,900,000	\$1,000,000	9,900,000	Y	Y	N	N	N	N	N	1	15	\$54,729.05	A	Y	Y	75
2026-120BSA	FBC Affordable P1A	Brevard	M	Daniel Coakley	FBC Affordable P1A Developer, LLC	NC	E, Non-ALF	156	\$9,500,000	\$1,000,000	10,500,000	Y	Y	N	N	N	N	N	1	15	\$53,589.74	A	Y	Y	53
2026-121BSA	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	NC	F	160	\$4,500,000	\$1,000,000	5,500,000	Y	N	Y	N	N	N	N	1	21	\$23,220.94	A	Y	Y	57
2026-122SA	Dominium Cocoa West	Brevard	M	Katessa G. Archer	Cocoa Leased Housing Development III, LLC	NC	F	360	\$9,500,000	\$1,000,000	10,500,000	Y	N	N	N	N	N	N	1	15	\$26,362.50	A	Y	Y	65
2026-123BSA	Hartford Apartments	Pinellas	L	Michael Lundy	Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg	NC	F	75	\$5,500,000	\$856,500	6,356,500	Y	N	N	N	N	N	N	1	15	\$61,954.52	B	Y	Y	22
2026-124SA	8th Avenue Commons	Broward	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	110	\$7,700,000	\$1,000,000	8,700,000	Y	Y	N	N	N	N	N	1	15	\$54,687.12	A	Y	Y	38

RFA 2025-205 All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number
2026-125SA	Ekos at Bayonet Point III	Pasco	M	Christopher L. Shear	MHP Pasco III Developer, LLC	NC	F	126	\$6,500,000	\$1,000,000	7,500,000	Y	N	N	N	N	N	N	1	15	\$46,863.14	A	Y	Y	19
2026-126BS	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	F	255	\$10,000,000	\$0	10,000,000	Y	N	Y	N	N	N	N	1	16	\$31,364.71	B	Y	Y	63
2026-128BS	Aura at Silver Lake	Lake	M	Jose J Figueroa	Silver Lake Developer, LLC	NC	F	256	\$9,500,000	\$1,000,000	10,500,000	Y	N	Y	N	N	N	N	1	19	\$33,398.44	B	N	Y	59
2026-129BSA	The Beacon at Bayside	Okaloosa	M	Carol Gardner	25 Robinwood Developers, LLC; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	92	\$9,500,000	\$755,400	10,255,400	Y	Y	N	N	N	N	N	1	15	\$93,804.65	C	Y	Y	8
2026-130BSA	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	\$7,400,000	\$1,000,000	8,400,000	Y	Y	N	N	N	N	N	1	15	\$54,746.31	A	Y	Y	82
2026-131SA	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	\$7,840,000	\$1,000,000	8,840,000	Y	Y	N	N	N	N	N	1	15	\$63,589.68	B	Y	Y	2
2026-132SA	Ekos Melrose Manors	Broward	L	Christopher L. Shear	MHP Broward II Developer, LLC	NC	E, Non-ALF	144	\$10,000,000	\$1,000,000	11,000,000	Y	Y	N	N	N	N	N	1	15	\$54,253.10	A	Y	Y	50
2026-133SA	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	\$9,500,000	\$1,000,000	10,500,000	Y	N	N	N	N	Y	N	1	15	\$33,744.00	A	Y	Y	18
2026-135SA	Palm Bluff Commons	Pinellas	L	Brett Green	Archway Palm Bluff Commons Developer, LLC; Rise Development Corporation	NC	E, Non-ALF	120	\$11,000,000	\$1,000,000	12,000,000	Y	Y	N	N	N	N	N	1	15	\$77,443.15	C	Y	Y	72
2026-136BSA	Latitude 30 Villas	Bay	M	Renee Sandell	Paces Preservation Partners, LLC	NC	E, Non-ALF	80	\$5,600,000	\$586,000	6,186,000	Y	Y	N	N	N	N	N	1	15	\$63,589.68	B	Y	Y	20
2026-137SA	Catherine Flon Estates	Miami-Dade	L	Nikul A Inamdar	Catherine Flon Estates Developer, LLC	NC	F	174	\$4,000,000	\$1,000,000	5,000,000	Y	N	N	N	N	N	N	1	15	\$18,386.21	A	Y	Y	70
2026-138SA	Osprey Sound Phase 2	Orange	L	Jonathan A. Gruskin	Osprey 2 Developer LP; n/a; n/a	NC	E, Non-ALF	102	\$10,000,000	\$1,000,000	11,000,000	Y	Y	N	N	N	N	N	1	10	\$95,764.71	C	Y	Y	42
2026-139BSA	Belmar Cove	Brevard	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	120	\$8,000,000	\$1,000,000	9,000,000	Y	N	N	N	N	N	N	1	15	\$66,600.00	B	Y	Y	10
2026-140BSA	River Fox Commons	Lake	M	Renee Sandell	Paces Preservation Partners, LLC	NC	E, Non-ALF	92	\$6,150,000	\$1,000,000	7,150,000	Y	Y	N	N	N	N	N	1	15	\$62,106.31	B	Y	Y	39
2026-141BSA	Autumn Palms North Port	Sarasota	M	Michael Allan	ReVital Development Group, LLC	NC	F	84	\$3,000,000	\$949,700	3,949,700	Y	N	N	N	N	N	N	2	15	\$33,181.07	A	N	Y	48
2026-142BSA	Lotus Grove	Seminole	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	277	\$9,500,000	\$1,000,000	10,500,000	Y	N	N	N	N	N	N	1	15	\$33,500.36	A	Y	Y	90
2026-144BSA	Ardent Blu Senior Apartments	Bay	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	E, Non-ALF	96	\$9,045,212	\$698,000	9,743,212	Y	Y	N	N	N	N	N	1	15	\$95,117.55	C	Y	Y	4
2026-145BSA	The Adderley 2	Hillsborough	L	Scott Macdonald	Blue TA2 Developer, LLC	NC	E, Non-ALF	100	\$7,200,000	\$951,100	8,151,100	Y	Y	N	N	N	N	N	1	15	\$65,406.53	B	Y	Y	16

RFA 2025-205 All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number
2026-146BS	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	\$4,500,000	\$1,000,000	5,500,000	Y	N	Y	N	N	N	N	1	21	\$20,931.43	A	N	Y	41
2026-147BSA	Pine Cove at Second	Broward	L	Tony Guadagnino	Stone Soup Development, Inc.; Woodwater Housing, LLC; Deerfield Beach Housing Authority	NC	F	110	\$11,000,000	\$1,000,000	12,000,000	Y	N	N	N	N	N	N	1	15	\$72,655.75	C	Y	Y	86
2026-148BSA	Palm Cove Residences	Broward	L	Annette Mitchell	Stone Soup Development, Inc.; Woodwater Housing, LLC; Deerfield Beach Housing Authority	NC	E, Non-ALF	91	\$10,465,000	\$1,000,000	11,465,000	Y	Y	N	N	N	N	N	1	10	\$83,554.11	C	Y	Y	73
2026-149BSA	New Life Seniors	Orange	L	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	NC	E, Non-ALF	85	\$9,775,000	\$849,600	10,624,600	Y	Y	N	N	N	N	N	1	5	\$112,332.00	C	Y	Y	69
2026-150BSA	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	\$3,000,000	\$561,000	3,561,000	Y	N	N	N	N	N	N	1	15	\$50,468.00	A	Y	Y	46
2026-152BSA	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Naylor	Culmer Gardens on 5th St Development, LLC	NC	F	200	\$4,200,000	\$1,000,000	5,200,000	Y	N	Y	Y	N	N	N	1	19	\$17,338.30	A	Y	Y	71
2026-153BSA	Bradley Pines	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	F	144	\$10,670,305	\$1,000,000	11,670,305	Y	N	N	N	N	N	N	1	15	\$68,843.47	B	Y	Y	15
2026-154BSA*	Bradley Gardens	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	84	\$7,305,828	\$720,500	8,026,328	Y	Y	N	N	N	Y	N	1	15	\$79,009.40	C	Y	Y	74
2026-155BSA	Autumn Palms Fort Myers	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	F	72	\$6,305,806	\$683,600	6,989,406	Y	N	N	N	N	N	N	1	15	\$79,560.35	C	Y	Y	25

Ineligible Applications

2026-079BSA	Skyline Square	Alachua	M	Michael Ruane	CORE Skyline Square North Developer LLC	NC	E, Non-ALF	90	\$9,000,000	\$839,700	9,839,700	N	Y	N	N	N	N	N	2	15	\$90,842.40	B	Y	Y	88
2026-083BSA	Belleview Manor	Pinellas	L	Patrick E. Law	ARD Belleview Manor, LLC; New South Residential, LLC	NC	E, Non-ALF	84	\$4,000,000	\$905,900	4,905,900	N	Y	N	N	N	N	N	1	15	\$43,258.29	A	Y	Y	32
2026-127BS	Gwen Cherry	Miami-Dade	L	David Burstyn	Magasi Redwood GC Developer I, LLC	NC	E, Non-ALF	150	\$11,000,000	\$0	11,000,000	N	Y	N	N	N	N	N	1	10	\$62,457.66	B	Y	Y	13
2026-134BS	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	A/R	F	76	\$3,782,570	\$780,200	4,562,770	N	N	N	N	Y	N	N	1	10	\$49,770.66	B	Y	Y	64
2026-143BSA	Westview Apartments	Miami-Dade	L	Tanya Eastwood	Harmony Housing Affordable Development Inc.; Westview RE LLC	NC	F	195	\$11,000,000	\$1,000,000	12,000,000	N	N	Y	N	N	N	N	1	9	\$45,116.92	C	N	Y	58
2026-151BS	Reserve at Aspen Lakes	Miami-Dade	L	Kathy Makino-Leipsitz	Reserve at Aspen Lakes Developer LLC	A/R	F	226	\$8,000,000	\$1,000,000	9,000,000	N	N	N	N	N	N	N	1	15	\$39,292.04	A	Y	Y	33

*Corporation Funding Per Set-Aside was revised during scoring. This affected the A/B/C Leveraging Classification.

RFA 2025-205 Review Committee Recommendations

SAIL Funding Balance Available	4,049,000
Family Demographic Funding Balance Available	1,224,000
Elderly Demographic Funding Balance Available	2,825,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	---------------------------------	----------------------	-------------------------	---------------	---------------------------	-------------------	---------------------	-----------------	--------------	--	------------------	------------------------------	---------------------------------	----------------

HUD Choice Neighborhoods Implementation Grant Goal

2026-152BSA	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Naylor	Culmer Gardens on 5th St Development, LLC	NC	F	200	5,200,000	N	Y	Y	N	N	N	1	19	\$17,338.30	A	Y	Y	71
-------------	------------------------------	------------	---	----------------	---	----	---	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

Self-Sourced Application proposing a Development in Miami-Dade County or Broward County

2026-108S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	12,000,000	N	Y	N	N	N	N	1	20	\$30,801.76	B	Y	Y	37
-----------	------------------------	---------	---	-------------------	---------------------------------------	----	---	-----	------------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County

2026-130BSA	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	8,400,000	Y	N	N	N	N	N	1	15	\$54,746.31	A	Y	Y	82
-------------	-------------------	------------	---	------------------	----------------------------------	----	------------	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Family Application that qualifies for the Preservation Development Goal

2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	A/R	F	101	7,500,000	N	N	N	Y	N	N	1	15	\$59,851.49	C	Y	Y	66
------------	----------	---------	---	-------------	--	-----	---	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Application that qualifies for the Permit Ready Development Goal

2026-133SA	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	10,500,000	N	N	N	N	Y	N	1	15	\$33,744.00	A	Y	Y	18
------------	--------------------------------	-------	---	---------------	---	----	---	-----	------------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Application that qualifies for the Private Entity Application Goal

none

RFA 2025-205 Review Committee Recommendations

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	---------------------------------	----------------------	-------------------------	---------------	---------------------------	-------------------	---------------------	-----------------	--------------	--	------------------	------------------------------	---------------------------------	----------------

Small County Application(s)

None

Medium County Application(s)

2026-097S	Dominium Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	5,140,000	N	Y	N	N	N	N	1	21	\$22,977.00	A	Y	Y	9
2026-146BS	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	5,500,000	N	Y	N	N	N	N	1	21	\$20,931.43	A	N	Y	41
2026-085BS	Magnolia Gardens	Volusia	M	Mark Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	4,100,000	Y	N	N	N	N	N	1	15	\$39,963.64	A	Y	Y	17

Large County Application(s)

2026-090BSA	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	10,200,000	Y	N	N	N	N	N	1	15	\$51,323.17	A	Y	Y	43
2026-071SA	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	5,500,000	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	26
2026-150BSA	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	3,561,000	N	N	N	N	N	N	1	15	\$50,468.00	A	Y	Y	46
2026-112SA	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,000,000	Y	N	N	N	N	N	1	15	\$61,143.92	B	Y	Y	91

RFA 2025-205 Review Committee Recommended Ranked Waiting List

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number
2026-075BSA	Pinnacle at Tropical Crossings	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	110	\$8,115,000	\$1,000,000	9,115,000	Y	Y	N	N	N	Y	N	1	15	\$65,493.80	B	Y	Y	89
2026-154BSA*	Bradley Gardens	Lee	L	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	84	\$7,305,828	\$720,500	8,026,328	Y	Y	N	N	N	Y	N	1	15	\$79,009.40	C	Y	Y	74

RFA 2025-215 - All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Total Points	Military Installation	Military Region	A/B Leveraging	Proximity Funding Preference	Tier Distance Level	Florida Job Creation Preference	Lottery Number
2026-048BS	Pinnacle Commons	Miami-Dade	L	David O. Deutch	Pinnacle Communities II, LLC	1	NC	HR	F	100	9,000,000	Y	10	Homestead Air Reserve Base	South Region	A	Y	1	Y	8
2026-049BS	The Landing	Brevard	M	Matthew A. Rieger	HTG Landing Developer, LLC	1	NC	MR 4	F	75	8,550,000	Y	10	Patrick Space Force Base	East Central Region	B	Y	1	Y	15
2026-050BS	Southern Sky	Hillsborough	L	Scott Macdonald	Blue Lois Developer, LLC	1	NC	MR 4	F	80	8,880,200	Y	10	MacDill AFB	Tampa Bay Region	A	Y	1	Y	12
2026-051S	Garrison Flats	Hillsborough	L	J. David Heller	Garrison Flats Developer LLC ; WCZ Development, LLC	1	NC	HR	F	100	11,000,000	Y	10	MacDill AFB	Tampa Bay Region	A	Y	1	Y	7
2026-052S	Normandy Cove Phase II	Duval	L	Matthew A. Rieger	HTG Gateway II Developer, LLC	2	NC	TH	F	99	9,200,000	Y	10	NAS Jacksonville	Northeast Region	A	Y	2	Y	1
2026-053BS	Arbours at Cervantes	Escambia	M	Sam Johnston	Arbour Valley Development, LLC	1	NC	MR 5/6	F	82	8,803,800	Y	10	NAS Pensacola	Northwest Region	A	Y	1	Y	10
2026-054BS	Merlin Crossing	Duval	L	Jeffrey J. Woda	The Woda Group, Inc.	1	NC	MR 5/6	F	112	10,406,200	Y	10	NAS Jacksonville	Northeast Region	A	Y	2	Y	11
2026-055BS	Freedom Point Apartments	Brevard	M	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes, LLC	1	NC	MR 4	F	90	9,500,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	1	Y	4
2026-056BS	FBC Affordable P1B	Brevard	M	Daniel Coakley	FBC Affordable P1B Developer, LLC	1	NC	MR 5/6	F	141	9,500,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	2	Y	9
2026-057BS	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Rockledge Developer, LLC	1	NC	G	F	90	8,000,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	3	Y	2
2026-058BS	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	1	NC	HR	F	110	9,240,000	Y	10	Homestead Air Reserve Base	South Region	A	Y	1	Y	14
2026-059BS	Suntree Commons	Brevard	M	Janet M Stringfellow	L&E Community, LLC; VOAF Ortus Developer, LLC	1	NC	G	F	90	9,795,300	Y	10	Patrick Space Force Base	East Central Region	A	Y	1	Y	6
2026-060BS	Poinciana Terrace	Hillsborough	L	Kenneth Naylor	Poinciana Terrace Development, LLC	1	NC	MR 5/6	F	120	7,746,558	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	5
2026-061BS	Liberty Landing	Hillsborough	L	Michael Ruane	CORE Liberty Landing Developer LLC	1	NC	MR 5/6	F	80	9,246,300	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	13
2026-062BS	Ekos Paseo Al Mar	Hillsborough	L	Christopher L. Shear	MHP Hillsborough I Developer, LLC	1	NC	MR 5/6	F	120	11,500,000	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	3

RFA 2025-215 – Review Committee Recommendations

Total SAIL Funding	29,746,558
Total SAIL Allocated	29,500,000
Total SAIL Remaining	246,558

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Total Points	Military Installation	Military Region	Military Installation Award Tally	A/B Leveraging	Proximity Funding Preference	Tier Distance Level	Florida Job Creation Preference	Lottery Number
East Central Florida Region																					
2026-055BS	Freedom Point Apartments	Brevard	M	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes, LLC	1	NC	MR 4	F	90	9,500,000	Y	10	Patrick Space Force Base	East Central Region	1	A	Y	1	Y	4
Tampa Bay Region																					
2026-051S	Garrison Flats	Hillsborough	L	J. David Heller	Garrison Flats Developer LLC ; WCZ Development, LLC	1	NC	HR	F	100	11,000,000	Y	10	MacDill AFB	Tampa Bay Region	1	A	Y	1	Y	7
Remaining Funding																					
2026-048BS	Pinnacle Commons	Miami-Dade	L	David O. Deutch	Pinnacle Communities II, LLC	1	NC	HR	F	100	9,000,000	Y	10	Homestead Air Reserve Base	South Region	1	A	Y	1	Y	8