



**I. Multifamily Programs- Allocations**

- A. [RFA 2025-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons](#)
- B. [RFA 2025-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities](#)
- C. [RFA 2025-206 HOME and Live Local SAIL Financing to be used for Rental Developments in Certain Hurricane Impacted Rural Areas of Opportunity](#)
- D. [Open Non-Competitive Application Package for Corporation-Issued MMRB and Non-Competitive Housing Credits for Applications Meeting Certain Criteria](#)

## MULTIFAMILY PROGRAMS - ALLOCATIONS

### *Action*

#### I. MULTIFAMILY PROGRAMS - ALLOCATIONS

##### A. RFA 2025-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons

###### 1. **Background:**

- a) On October 17, 2024, Florida Housing Corporation (Florida Housing) issued RFA 2025-103 offering \$6,500,000 of 9% Housing Credits (HC), \$12,500,000 State Apartment Incentive Loan (SAIL), and \$2,309,800 of Home Investment Partnerships Program (HOME) from the American Rescue Plan Act (HOME-ARP), for Non-Profit Applicants proposing the development of housing for Homeless Households that also include a portion of units for Persons with Special Needs, located in Medium and Large Counties.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, January 21, 2025.

###### 2. **Present Situation:**

- a) Florida Housing received 6 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Zach Summerlin, Policy Director (Chair), Richard Abt, Multifamily Programs Credit Underwriting Manager, Kelisha Austin, Policy Coordinator, Hannah Preiser, Multifamily Programs Analyst, Elaine Roberts, Policy Administrator, Nicole Singleton, Policy and Special Programs Manager, and Lisa Walker, 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 March 14, 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 2025-103 All Applications chart (provided as [Exhibit A](#)) lists the received 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.

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#### 3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 6 Applications and authorize the tentative selection of the 1 Applications (set out on Exhibit B) for funding.
- 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 the 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. 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 \$3,200,000 HC, \$6,400,000 SAIL and \$1,159,800 HOME-ARP funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

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#### **B. RFA 2025-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities**

##### **1. Background:**

- a) On October 17, 2024, Florida Housing issued RFA 2025-106 offering \$3,466,500 of Housing Credits (HC), \$6,000,000 of State Apartment Incentive Loan (SAIL) funding and \$5,572,919 of grant funding for Non-Profit Applicants proposing the development of independent Permanent Supportive Housing for either (i) persons with a Disabling Condition that also includes a portion of units for Homeless Households; or (ii) Persons with Developmental Disabilities.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, February 4, 2025

##### **2. Present Situation:**

- a) Florida Housing received 4 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Zach Summerlin, Policy Director (Chair), Richard Abt, Multifamily Programs Credit Underwriting Manager, Kelisha Austin, Policy Coordinator, Keidra McCoverly, Multifamily Programs Manager, Elaine Roberts, Policy Administrator, Nicole Singleton, Policy and Special Programs Manager, and Lisa Walker, 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 March 14, 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 2025-106 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.
- e) The motions passed unanimously.

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#### 3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 4 Applications and authorize the tentative selection of the 1 Application (set out on Exhibit D) for funding.
- 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 the 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 \$1,180,130 of HC, \$6,000,000 of SAIL funding and \$2,772,919 of grant funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

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#### C. RFA 2025-206 HOME and Live Local SAIL Financing to be used for Rental Developments in Certain Hurricane Impacted Rural Areas of Opportunity

##### 1. **Background:**

- a) On January 21, 2025, Florida Housing issued RFA 2025-206 offering \$28,000,000 of HOME Investments Partnership Program (HOME) funding, and \$7,000,000 of Live Local State Apartment Incentive Loan (SAIL) funding for Applicants proposing the construction of affordable housing in hurricane-impacted areas due to Hurricanes Helene and Milton that are also located in Rural Areas of Opportunity.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, February 18, 2025.

##### 2. **Present Situation:**

- a) Florida Housing received 6 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were David Woodward, Federal Loan Program Administrator (Chair), Amanda Franklin, Federal Loan Programs Manager, and Nicole Gibson, Federal Loan Programs Director. 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 March 5, 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 2025-206 All Applications chart (provided as [Exhibit E](#)) 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 E and recommendations for funding as set out on [Exhibit E](#);
  - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit E and recommendations for funding as set out on Exhibit F.
- e) The motions passed unanimously.

##### 3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 6 Applications and authorize the tentative selection of the 4 Applications (set out on Exhibit F) for funding.

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- 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 the Exhibit F.
- 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 \$1,450,000 of HOME funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

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#### **D. Open Non-Competitive Application Package for Corporation-Issued MMRB and Non-Competitive Housing Credits for Applications Meeting Certain Criteria**

##### **1. Background:**

- a) The Non-Competitive Application Package for Corporation-issued MMRB and Non-Competitive Housing Credits is closed for new applications because of limited availability of state bond allocation. Demand for bond allocation remains at an extremely high level and Florida Housing continues to be cap constrained.

##### **2. Present Situation:**

- a) At this time, Florida Housing must close on \$301,076,019 in 2022 Carryforward or risk losing the allocation. Including the Credit Underwriting Reports that are part of the March 2025 Consent Board Package, there are 18 developments that have completed credit underwriting and received approval from the Board totaling \$525,034,319 in bond allocation.
- b) Through the first quarter 2025, no closings of Corporation-issued MMRB have occurred and only four transactions totaling \$141,380,000 in MMRB are meaningfully moving towards closing. Due to the slowdown in closings, Florida Housing proposes to open the Non-Competitive Application Package for Corporation-issued MMRB and Non-Competitive Housing Credits until enough Applications have been received to comfortably ensure that Florida Housing will close enough MMRB transactions to utilize the entire 2022 Carryforward of \$301,076,019.
- c) However, to ensure that Florida Housing receives Applications that are in position to close by the end of the year to utilize this allocation, staff proposes some limitations to the submission of Applications including:
  - (1) Submitted Applications must include gap financing in an amount of at least 15% of the total costs, which must be included as a permanent source and substantiated with a funding proposal from the Local Government. Applicants invited into credit underwriting will be required to underwrite and close with the committed Local Government funding.
  - (2) To ensure the Application does not amplify already constrained allocation in impending years, submitted Applications that do not at a minimum complete credit underwriting by December 31, 2025 will be required to withdraw from funding, unless otherwise approved by the Board.
  - (3) Any Applicant or Developer Principal that submitted an Application utilizing the Non-Competitive Application Package in April 2024 that did not complete credit underwriting on or before December 31, 2024 will not be eligible to apply.

##### **3. Recommendation:**

- a) Approve staff to temporarily (until an adequate number of Applications are received) open the Non-Competitive Application Package for Corporation-issued MMRB and Non-Competitive Housing Credits, to Applicants that can meet the



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following requirements:

- (1) Submitted Applications must include gap financing in an amount of at least 15% of the total costs, which must be included as a permanent source and substantiated with a funding proposal from the Local Government. Applicants invited into credit underwriting will be required to underwrite and close with the committed Local government funding.
- (2) To ensure the Application does not amplify already constrained allocation in impending years, submitted Applications that do not at a minimum complete credit underwriting by December 31, 2025 will be required to withdraw from funding, unless otherwise approved by the Board.
- (3) Any Applicant or Developer Principal that submitted an Application utilizing the Non-Competitive Application Package in April 2024 that did not complete credit underwriting on or before December 31, 2024 will not be eligible to apply

RFA 2025-103 All Applications

Application Number	Name of Development	County	County Size	Region	Demographic	Total Units	Name of Principal Representative	Developer	HC Request Amount	Total SAIL Request (SAIL plus ELI)	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Involvement in the Local Homeless Resources Network Points Preference	Accessibility Preference	Corporation Funding Per Set-Aside	A/B Leveraging	Qualifying Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-362CSA	Aspire 1650	Broward	L	South Florida	Homeless, less than 80%	90	Tom Campbell Ruthardt	Aspire 1650 Dev, LLC; GM Aspire 1650 Dev, LLC	\$3,300,000	6,100,000	Y	1	168	Y	Y	Y	\$290,439.75	A	Y	Y	5
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Ineligible Applications

2025-357CSA	The Shores	Volusia	M	North Florida	Homeless, less than 80%	80	Rob Cramp	HTG The Shores Developer, LLC; HFH The Shores Developer, LLC	\$3,200,000	4,948,200	N	1	161	N	N	Y	\$398,750.00	A	Y	Y	3
2025-358CSA	Residences at Chapman	Miami-Dade	L	South Florida	Homeless, less than 80%	84	David O. Deutch	Pinnacle Communities II, LLC; Residences at Chapman Developer LLC	\$3,300,000	6,250,000	N	1	144	N	N	Y	\$354,336.09	A	Y	Y	2
2025-359CSA	ViaNova	Leon	M	North Florida	Homeless, less than 80%	86	Janet M Stringfellow	Gorman & Company, LLC; VOAF Ortus Developer, LLC	\$3,200,000	6,250,000	N	1	153	N	N	Y	\$347,307.45	A	N	Y	1
2025-360CSA	CDS Roosevelt Apartments	Hillsborough	L	Tampa Bay	Homeless, less than 80%	160	Andrew Sewnauth	CDS Monarch, Inc.	\$3,300,000	4,511,200	N	1	114	N	N	Y	\$180,364.75	A	Y	Y	6
2025-361CSA	Carrfour Apartments	Marion	M	North Florida	Homeless, less than 80%	57	Stephanie Berman	Carrfour Supportive Housing, Inc.	\$2,759,556	2,664,300	N	1	163	N	N	Y	\$423,496.32	B	N	Y	4

RFA 2025-103 Review Committee Recommendations

Total HC Available for RFA	6,500,000
Total HC Allocated	3,300,000
Total HC Remaining	3,200,000

\$2,309,800 in forgivable HOME-ARP funding has been made available in this RFA. Each Application will be awarded a portion of the total available. The HOME-ARP funding amount may increase or decrease in credit underwriting, based on overall awards.

Total SAIL Available for RFA	12,500,000
Total SAIL Allocated	6,100,000
Total SAIL Remaining	6,400,000

Application Number	Name of Development	County	County Size	Region	Demographic	Total Units	Name of Principal Representative	Developer	HC Request Amount	Total SAIL Request (SAIL plus ELI)	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Involvement in the Local Homeless Resources Network Points Preference	Accessibility Preference	A/B Leveraging	Qualifying Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
2025-362CSA	Aspire 1650	Broward	L	South Florida	Homeless, less than 80%	90	Tom Campbell Ruthardt	Aspire 1650 Dev, LLC; GM Aspire 1650 Dev, LLC	\$3,300,000	6,100,000	Y	1	168	Y	Y	Y	A	Y	Y	5

RFA 2025-106 All Applications

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	Total Corp Funding Per Set-Aside	A/B Leveraging	Florida Job Creation Preference	Lottery Number
Eligible Applications																			
2025-365CG	The Residences	Lee	Stephanie Berman	Carrfour Supportive Housing, Inc.; ReVital Development Group, LLC	DD	60	\$2,286,370	-	\$2,800,000	Y	1	162	N	Y	Y	\$334,290.37	A	Y	4
Ineligible Applications																			
2025-363CG	Bramblewood Isle	Brevard	Rob Cramp	HTG Bramblewood Isle Developer, LLC ; HfH Bramblewood Isle Developer, LLC	DD	60	\$3,100,000	-	\$3,100,000	N	1	138	N	Y	Y	\$490,833.33	A	Y	3
2025-364CS	Legacy Village 2	Manatee	Julian S. Eller	Blue LV2 Developer, LLC ; CASL Developer, LLC	DC	72	\$2,960,000	6,000,000		N	1	154	Y	Y	Y	\$393,444.74	A	Y	1
2025-366CS	North Street Village	Volusia	Harry Cole	Volusia/Flagler County Coalition for the Homeless, Inc.; Turnstone Development Corporation	DC	60	\$2,142,000	4,918,500		N	1	118	N	Y	N	\$391,140.00	A	Y	2

RFA 2025-106 Review Committee Meeting Recommendations

Total HC Available for RFA	3,466,500
Total HC Allocated	2,286,370
Total HC Remaining	1,180,130
Total SAIL Available for RFA	6,000,000
Total SAIL Allocated	-
Total SAIL Remaining	6,000,000

Total Grants Available for RFA	5,572,919
Total Grants Allocated	2,800,000
Total Grants Remaining	2,772,919

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	A/B Leveraging	Florida Job Creation Preference	Lottery Number
Goal																		
2025-365CG	The Residences	Lee	Stephanie Berman	Carrfour Supportive Housing, Inc.; ReVital Development Group, LLC	DD	60	\$2,286,370	-	\$2,800,000	Y	1	162	N	Y	Y	A	Y	4

RFA 2025-206 – All Applications

Application Number	Name of Development	County	County Size	RAO	Name of Applicant	Name of Developers	Total Units	Demo.	Eligible HOME Request Amount	Eligible for Funding?	Tier Level	Points	Qualified for CHDO Goat?	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
Eligible Applications																			
2025-368SH	Sweetwater Apartments Phase III	Columbia	S	N Central	Sweetwater Housing III, LLC	ReVital Development Group, LLC; DDER Development, LLC; The Greater Lake City Community Development Corporation, Inc.	24	F	\$6,625,000	Y	1	10	Y	Y	Y	94.64%	0.00%	Y	1
2025-369SH	Fannie Lou Hamer Commons	Wakulla	S	NW	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.; Stone Soup Development, Inc.	43	E, Non-ALF	\$6,900,000	Y	1	5	Y	Y	Y	98.57%	0.00%	Y	4
2025-370SH	Arbors Pointe	Columbia	S	N Central	ACRUVA Community FL15, LLC	ACRUVA Community Developers, LLC	24	F	\$7,000,000	Y	1	10	N	Y	Y	100.00%	0.00%	Y	5
2025-372SH	Grove at Theater Road	Hardee	S	S Central	NDA Grove Phase 1, LLC	NDA Developer, LLC	24	F	\$6,025,000	Y	1	10	N	Y	Y	96.14%	0.00%	Y	3
Ineligible Applications																			
2025-367SH	Lighthouse Plaza I	Gulf	S	NW	Lighthouse Plaza I, LP	Oikos Development Corporation	32	F	\$7,000,000	N	2	10	N	Y	Y	100.00%	0.00%	Y	6
2025-371SH	Arbors Place	Hardee	S	S Central	ACRUVA Community FL13, LLC	ACRUVA Community Developers, LLC	25	F	\$7,000,000	N	1	0							2

RFA 2025-206 – Review Committee Recommendations

Total HOME Available for RFA	28,000,000
Total HOME Allocated	26,550,000
Total HOME Remaining	1,450,000

\$7 million of Live Local SAIL has been made available in this RFA. Each Application will be awarded a portion of the total available. The Live Local SAIL funding amount may increase or decrease in credit underwriting, based on overall awards.

Application Number	Name of Development	County	County Size	RAO	Name of Applicant	Name of Developers	Total Units	Demo.	Eligible HOME Request Amount	Tier Level	Points	Qualified for CHDO Goal?	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
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CHDO Goal

2025-368SH	Sweetwater Apartments Phase III	Columbia	S	N Central	Sweetwater Housing III, LLC	ReVital Development Group, LLC; DDER Development, LLC; The Greater Lake City Community Development Corporation, Inc.	24	F	\$6,625,000	1	10	Y	Y	Y	94.64%	0.00%	Y	1
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Northwest RAO

2025-369SH	Fannie Lou Hamer Commons	Wakulla	S	NW	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.; Stone Soup Development, Inc.	43	E, Non-ALF	\$6,900,000	1	5	Y	Y	Y	98.57%	0.00%	Y	4
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South Central RAO

2025-372SH	Grove at Theater Road	Hardee	S	S Central	NDA Grove Phase 1, LLC	NDA Developer, LLC	24	F	\$6,025,000	1	10	N	Y	Y	96.14%	0.00%	Y	3
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North Central RAO

2025-370SH	Arbors Pointe	Columbia	S	N Central	ACRUVA Community FL15, LLC	ACRUVA Community Developers, LLC	24	F	\$7,000,000	1	10	N	Y	Y	100.00%	0.00%	Y	5
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Remaining Funding

none