

Florida Housing Finance Corporation
Asset management Noncompliance Report
Cutoff Date: 11/12/2024

Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Ability Housing, Inc. Shannon Nazworth	Ability Oakland II, LLC	Oakland Terrace	2528	HC 2001-046C HC 2013-010C	Duval	1/18/2024	Annual Review 12/19/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to provide required tenant programs and services. Failure to provide a required amenity. 10/18/2024: Letter to Owner	Seltzer
AMCS Development, LLC James J. Kerr, Jr.	Springhill Apartments, LLC	Springhill	3023	ELI,HC,SAIL	Madison	5/23/2024	Annual Review 5/21/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 10/5/2024 Letter to Owner	AmeriNat
Antonique Lisca & Associates L.L.C. Antonique Lisca	Antonique Lisca	Hassinger Properties "C"	0335	HC 91L-060	Hillsborough	5/4/2023	Annual Review 3/28/2023	<ul style="list-style-type: none"> Failure to properly recertify eligibility 11/6/2024-Letter to Owner	First Housing
						4/17/2024	Annual Review 3/18/2024	<ul style="list-style-type: none"> Failure to conduct the management review 11/12/2024-Letter to Owner	First Housing
		Hassinger Properties "D"	0336	HC 91L-061	Hillsborough	5/4/2023	Annual Review 3/28/2023	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to meet uniform physical condition standards for Units 11/6/2024-Letter to Owner	First Housing
						4/17/2024	Annual Review 3/18/2024	<ul style="list-style-type: none"> Failure to conduct the management review 11/12/2024-Letter to Owner	First Housing
Arcadia Housing Authority Becky Sue Mercer	The Arcadia Oaks Associates, Ltd.	Arcadia Oaks	2132	HC 2008-514C	DeSoto	1/6/2015	Annual Review 12/15/2014	<ul style="list-style-type: none"> Failure to provide required tenant programs Failure to provide required tenant service 10/30/2024: Letter to Owner	Seltzer
						12/21/2017	Annual Review 12/11/2017	<ul style="list-style-type: none"> Failure to provide required tenant programs Failure to perform first anniversary income determination Failure to meet Uniform Physical Condition Standards (UPCS) for buildings Failure to meet UPCS for units 10/30/2024: Letter to Owner	Seltzer
						1/6/2022	Annual Review 12/7/2021	<ul style="list-style-type: none"> Failure to provide required tenant programs Failure to perform first anniversary income determination Failure to meet UPCS for units 10/30/2024: Letter to Owner	Seltzer
Avon Park Housing Authority Penny Pieratt	Lakeside Park I LLC	Lakeside Park I	2431	SAIL 2008-01-06	Highland	9/16/2022	Annual Review 8/11/2022	<ul style="list-style-type: none"> Failure to provide required development amenities 10/22/2024-Email to Management	First Housing
						9/13/2023	Annual Review 8/16/2023	<ul style="list-style-type: none"> Failure to provide required development amenities 10/22/2024-Email to Management	First Housing

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Bailyn Group LLC Jay Bailyn	Lucerne Apartments, LLC	Lucerne (Arena Gardens)	0042	HC 91L-019	Miami-Dade	3/18/2022	Annual Review 2/15/2022	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/12/2024-Email to Management	First Housing
						3/27/2023	Annual Review 2/16/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for Units 11/12/2024-Email to Management	First Housing
						4/1/2024	Annual Review 2/27/2024	<ul style="list-style-type: none"> Failure to perform first anniversary recertification Failure to properly recertify eligibility Failure to meet uniform physical condition standards for units 11/1/2024-Letter to Owner for response	First Housing
Blackstone Inc. John A. Prete	Addison Place LLC	Addison Place	1140	BOND MR2004C1&2 HC 2003-543C	Okaloosa	12/12/2023	Annual Review 11/21/2023	<ul style="list-style-type: none"> Failure to meet UPCS for Building. 10/23/2024 Letter from Owner	Seltzer
	1996 SW 81st Avenue (FL) Owner LLC	Cross Keys II	0212	Variance	Broward	6/18/2024	Annual Review 6/6/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards (UPCS) for buildings Failure to meet UPCS for site 11/12/24 Letter to Owner	AmeriNat
	3544 St Johns Bluff Road South (FL) C	Edge at Town Center	0483	ELI,MMRB,Variance	Duval	8/13/2024	Annual Review 8/8/2024	<ul style="list-style-type: none"> Failure to provide required Development amenity 10/21/2024 Letter to Owner	AmeriNat
	Palmetto Ridge Estates Limited Partnership	Palmetto Ridge Estates	1638	Bond MR 2007 A RRLP 2005-321HR HC 2007-507C	Brevard	3/14/2024	Annual Review 3/6/2024	<ul style="list-style-type: none"> Failure to provide required tenant programs Failure to meet uniform physical condition standards (UPCS) for units Failure to meet UPCS for buildings Failure to meet UPCS for site 10/4/2024 Letter to Owner	AmeriNat
	The Park at Palm Bay Limited Partnership	Park at Palm Bay	0597	HC 2000-538C	Brevard	4/17/2024	Annual Review 3/21/2024	<ul style="list-style-type: none"> Failure to obtain/reconfirm Utility Allowance. Failure to perform first anniversary income determination. Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. 10/17/2024: Letter to Owner	Seltzer
	1866 NE 5th Street (FL) Owner LLC	Preserve at Boynton Beach I	2500	Bond Series 2009T CWHIP Tranche A & B, HC 2011-503C	Palm Beach	1/17/2024	Annual Review 12/18/2023	<ul style="list-style-type: none"> Failure to provide four required amenities. 10/17/2024: Letter from Owner	Seltzer
	Siesta Pointe Associates, Ltd.	Siesta Pointe		0772	HC 97L-519	Miami-Dade	2/16/2023	Annual Review 2/8/2023	<ul style="list-style-type: none"> Failure to meet uniform physical conditions standards for common areas 9/5/2024 Letter to Owner
2/13/2024							Annual Review 2/8/2024	<ul style="list-style-type: none"> Failure to meet uniform physical conditions standards for common areas Failure to provide required Development amenity 9/5/2024 Letter to Owner	AmeriNat

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Capital Vision Management LLC Mahesh Desai	Atlantic MultiFamily - Tiger Bay, LLC	Tiger Bay Court	1574	HC 2006-001C	Alachua	5/2/2023	Annual Review 4/5/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to meet uniform physical condition standards for units 10/7/2024: Letter to Owner	Seltzer
						5/10/2024	Annual Review 4/10/2024	<ul style="list-style-type: none"> Failure to annually determine student status. 10/7/2024: Letter to Owner	Seltzer
	Atlantic Multi Family - Verdant Cove	Verdant Cove	1071	HC 2001-056C	Alachua	3/10/2023	Annual Review 1/30/2023	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy 10/24/2024-Email to Management	First Housing
Carlisle Development Group LLC Bruce Greer	Golf View Gardens, Ltd.	Golf View Gardens	1116	HC,SAIL	Broward	6/3/2024	Annual Review 5/7/2024	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards for Site. 10/30/2024: Letter sent to Owner	Seltzer
Carrfour Supportive Housing Inc. Stephanie Berman-Eisenberg	Dr. Alice Moore Apartments, LLLP	Dr Alice Moore	2874	HC & Permanent Supportive Housing 2016-333CL 2017.281CL	Palm Beach	1/10/2024	Notification 1/10/2024	<ul style="list-style-type: none"> Failure to provide tenant service 11/8/2024: Letter to Owner	Seltzer
						3/14/2024	Annual Review 2/15/2024	Casualty loss: fire on 12/22/2021 <ul style="list-style-type: none"> Failure to meet UPCS for Units 10/29/2024: Letter to Owner	Seltzer
	Harvard House LLC	Harvard House	0334	HC 1999-041C	Miami-Dade	10/30/2023	Annual Review 10/11/2023	<ul style="list-style-type: none"> Failure to provide a required unit feature. 11/13/2024: Letter to Owner	Seltzer
	Rosemary Village Apartments, LLLP	Heritage Park at Crane Creek	3085	SAIL & HC 2018-344CS	Brevard	3/5/2024	Notification 3/25/2024	Casualty loss - fire on 9/22/2023 <ul style="list-style-type: none"> Failure to meet uniform physical condition standards (UPCS) for units Failure to meet UPCS for buildings 10/23/24- Letter to Owner	First Housing
	Osprey Apartments, LLC	Liberty Village	2712	ELI,HC,SAIL	Miami-Dade	6/14/2024	Annual Review 6/3/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards (UPCS) for units Failure to meet UPCS for building systems Failure to meet UPCS for health and safety 10/24/24 Letter to Owner	AmeriNat
	Little Haiti Gateway Inc.	Little Haiti Gateway	0479	SAIL	Miami-Dade	8/2/2024	Annual Review 7/9/2024	<ul style="list-style-type: none"> Failure to provide tenant program. Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. Failure to meet UPCS for Site. 11/4/2024: Letter sent to Owner	Seltzer
	Rivermont House Ltd.	Rivermont House	0704	HC 96L-045	Miami-Dade	2/14/2024	Annual Review 2/8/2024	<ul style="list-style-type: none"> Failure to Meet uniform physical condition standards for building systems 10/24/2024 Letter to Owner	AmeriNat

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Centro Campesino Farmworker Center, Inc. Maria VillaCampa	Centro Campesino-Farmworker Center, Inc.	Palm Villas	0592	HC 95L-016 HOME 94DRHR-005	Miami Dade	5/8/2023	Annual Review 3/31/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for Site 10/24/2024-Email from Management	First Housing
Charles E. Lakin Foundation, Inc. Stephen K. Wild	Lakin Sunshine Investments, LLC	Fairview Cove I	1928	MMRB 2008 Series N/2007-137BS/2008-520C	Hillsborough	6/27/2023	Annual Review 6/5/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy.☐ Failure to provide tenant programs.☐ 10/10/24: Letter to Owner	Seltzer
						7/10/2024	Annual Review 6/12/2024	<ul style="list-style-type: none"> Failure to obtain/reconfirm Utility Allowance (UA). Failure to document eligibility upon initial occupancy. Failure to document eligibility at first anniversary income determination. Failure to provide tenant programs. Failure to meet Uniform Physical Condition Standards (UPCS) for site. 10/10/2024: Letter sent to Owner	Seltzer
	Lakin Sunshine Investments LLC	Fairview Cove II	2103	HC,MMRB	Hillsborough	7/10/2024	Annual Review 6/13/2024	<ul style="list-style-type: none"> Failure to obtain/reconfirm Utility Allowance (UA). Failure to document eligibility upon initial occupancy. 10/10/2024: Letter sent to Owner	Seltzer
Cifuentes Law Building Inc. Claire Cifuentes	Cifuentes Law Building Inc.	Hatton House	0339	HC 1999-069C	Jackson	11/7/2023	Annual Review 10/5/2023	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to provide required tenant programs & services Failure to annually recertify eligibility Failure to meet uniform physical condition standards for Units Failure to meet uniform physical condition standards for Site 10/16/2024-Email to Owner	First Housing
Circle, Inc. Reverend Arthur L. Fletcher	Alabaster Gardens Ltd.	Alabaster Gardens	1462	HC,MMRB,SAIL	Escambia	7/2/2024	Annual Review 6/6/2024	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards (UPCS) for Units. Failure to meet UPCS for Site. 11/7/2024 Letter sent to Owner	Seltzer
Community Housing Partners Corporation Jeffrey K. Reed	Community Housing Partners Corporation of Florida	Azalea	1101	HOME 2002-720H	Hardee	1/4/2023	Annual Review 11/8/2022	<ul style="list-style-type: none"> Failure to provide required unit features Failure to provide required development amenities 8/21/2024-Email to Management	First Housing
						10/9/2023	Annual Review 9/13/2023	<ul style="list-style-type: none"> Failure to provide required unit features Failure to provide required development amenities Failure to meet uniform physical condition standards for units 8/21/2024-Email to Management	First Housing
Creative Choice Homes, Inc. Dilip Barot	Creative Choice Homes VIII, Ltd	Azalea Gardens - Bartow (Hamilton Gardens)	0323	HC 96L-039	Polk	1/25/2024	Annual Review 12/29/2023	<ul style="list-style-type: none"> Failure to meet UPCS for units. Failure to meet UPCS for site. 11/7/2024: Letter to Owner	Seltzer
	Creative Choice Homes XVIII, Ltd.	Hickory Hill	1486	HC 2004-079C	Leon	4/20/2022	Triennial Review 4/13/2022	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards (UPCS) for buildings Failure to meet UPCS for site Failure to meet UPCS for common area 11/6/2024 letter from Owner	AmeriNat
					4/22/2024	Annual Review 4/18/24	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for site 11/6/2024 letter from Owner	AmeriNat	

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Creative Choice Homes, Inc. Continued Dilip Barot	Creative Choice Homes XXIX Ltd	Mariner's Landing	1332	HC,SAIL	Lee	6/6/2024	Annual Review 5/9/2024	<ul style="list-style-type: none"> • Failure to notify Florida Housing Finance Corporation (FHFC) of a unit unsuitable for occupancy. (HC) • Failure to meet Uniform Physical Condition Standards (UPCS) for unit. (HC / SAIL) • Failure to meet UPCS for site. (HC / SAIL) • Failure to meet UPCS for building. (HC / SAIL) 10/21/2024 Letter sent to Owner	Seltzer
	Creative Choice Homes XXIV Ltd	Sanctuary Walk	1523	HC	Duval	6/17/2024	Annual Review 6/11/2024	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards for units 10/25/2024 Letter to Owner	AmeriNat
	Creative Choice Homes XV, Ltd	Village Oaks	0896	HC 1999-011C	Alachua	11/8/2023	Annual Review 10/11/2023	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards for Units 10/23/2024-Email from Management	First Housing
	Creative Choice Homes XI, LTD	Vista Palms	0037	SAIL 2001-060S HC 2001-533C SAIL ELI 2010-16-26	Lee	2/20/2024	Annual Review 1/26/2024	<ul style="list-style-type: none"> • Failure to meet Uniform Physical Condition Standards (UPCS) for units. • Failure to meet UPCS for site. 11/8/2024: Letter to Owner	Seltzer
Deerfield Beach Housing Authority LaTonya Coley-Mckenly	Stanley Terrace, Ltd.	Stanley Terrace	2725	HC 2013-5131C	Broward	7/21/2023	Annual Review 9/22/2023	<ul style="list-style-type: none"> • Failure to meet Uniform Physical Condition Standards for units. 10/11/2024: Letter to Owner	Seltzer
Dominium LLC Mark Moorhouse	Fort Myers Leased Housing Associate	Aria Landings I	0107	HC	Lee	5/16/2024	Annual Review 5/8/2024	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for buildings • Failure to document tenant eligibility 10/2/2024 Letter to Owner	AmeriNat
	Cape Coral Leased Housing Associates I, LLLP	Crossings at Cape Coral	0213	SAIL 1999-060S HC 2000-525C	Lee	10/20/2023	Annual Review 9/26/2023	<ul style="list-style-type: none"> • Failure to meet Uniform Physical Condition Standards (UPCS) for buildings. • Failure to meet UPCS for site. 11/8/2024: Letter from Owner	Seltzer
	Gainesville Leased Housing Associate	Oaks at St. Johns	1178	HC	St. Johns	6/18/2024	Annual Review 6/12/2024	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for site • Failure to meet UPCS for common area 10/25/2024 Letter to Owner	AmeriNat
East Lake Community Development, Inc. Eric Lipp	East Lake Florida 2, LLC	Tranquility at Hope School	3168	HOME 2019-404H	Jackson	8/2/2022	Annual Review 7/7/2022	<ul style="list-style-type: none"> • Failure to obtain Utility Allowance from an approved source. 10/17/2024: Letter to Owner	Seltzer
						8/15/2023	Annual Review 7/20/2023	<ul style="list-style-type: none"> • Failure to rent the next comparable unit to a HOME household after income of existing household exceeded HOME low-income limit at recertification. 10/17/2024: Letter to Owner	Seltzer
Fairstead Capital LLC Jeffery Goldberg	Lauderhill Preservation LP	Lauderhill Point	0242	HC-4%,MMRB	Broward	6/28/2024	Annual Review 5/30/2024	<ul style="list-style-type: none"> • Failure to provide required development amenities (noted in 2023 review) 11/13/2024-Email to Management	First Housing
						6/21/2023	Annual Review 5/25/2023	<ul style="list-style-type: none"> • Failure to provide required amenities 11/13/2024-Email to Management	First Housing
	Forest & Village Preservation LP	Sweetwater Square	1417	HC 2004-503C	Alachua	10/20/2023	Annual Review 9/21/2024	<ul style="list-style-type: none"> • Failure to provide a required tenant service. 11/13/2024: Letter to Owner	Seltzer

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Hallmark Companies Inc. Martin H. Petersen	Brookside Partners Ltd	Brookside	1243	SAIL 2004-139S	Alachua	4/4/2022	Annual Review 4/1/2022	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units Failure to perform annual recertifications 9/5/2024 Letter to Owner	AmeriNat
						4/18/2023	Annual Review 4/6/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units Failure to perform annual recertifications 9/5/2024 Letter to Owner	AmeriNat
						4/23/2024	Annual Review 4/2/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units Failure to perform annual recertifications 9/5/2024 Letter to Owner	AmeriNat
	Pines-Cypress, Ltd.	McPines	1127	SAIL 2002-152S HC 2003-004C	DeSoto	10/16/2023	Annual Review 9/19/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for common areas 10/17/2024-Email to Management	First Housing
Harmony Housing Advisors, Inc. James O'Connell	Valencia Harmony Housing LLC	Valencia Garden	1608	HC 2005-046C	Hardee	11/9/2022	Notification 10/14/2022	<ul style="list-style-type: none"> Casualty loss: fire on 9/28/2022 Failure to meet uniform physical condition standards for buildings 11/17/2024 Letter to Owner	Seltzer
Heritage Florida Property Holdings Inc. Steven M. Ralys	Heritage VII Holdings LLC	Orchid Trace	0580	HC 1999-063C	Duval	1/12/2023	Annual Review 11/28/2022	<ul style="list-style-type: none"> Failure to provide required development amenities 8/21/2024-Email to/from Management	First Housing
Housing Authority of the City of Fort Myers Myers Marcia Davis	PC Redevelopment Partners, LLC	East Pointe Place	2548	HC 2011-118C/2012-003	Lee	2/1/2024	Annual Review 12/29/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 10/28/2024-Email to Management	First Housing
	Renaissance Preserve II, LLLP	Homes of Renaissance Preserve I	2278	Exchange,HC-9%,HOME,TCA	Lee	6/14/2024	Annual Review 5/22/2024	<ul style="list-style-type: none"> Failure to properly recertify eligibility Failure to provide required tenant programs & services 10/21/2024 Email to Management	First Housing
	Renaissance Preserve III, LLLP	Homes of Renaissance Preserve II	2466	TCEP/HC 2009-151C/2009-027CX/2011-088CX	Lee	4/23/2024	Annual Review 3/21/2024	<ul style="list-style-type: none"> Failure to provide required tenant programs & services 11/12/2024-Email to Management	First Housing
	Sabal Palm Preservation, LLC	Landings at East Pointe	2561	HC2011-121C 2012-018C	Lee	10/9/2023	Annual Review 9/7/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for buildings 11/4/2024-Email to Management	First Housing
	Renaissance Preserve I, LLLP	Renaissance Preserve Senior	2010	SAIL 2007-147S HC 2008-525SC SUPP	Lee	3/18/2024	Annual Review 2/22/2024	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards (UPCS) for building 11/13/2024: Letter sent to Owner	Seltzer
JE Properties LLC Joseph Eddy	Woodlawn Terrace Apartments LLC	Woodlawn Terrace	1104	HOME 2002-718H	St. Johns	9/20/2023	Annual Review 9/11/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for Site 11/15/2024 Letter to Owner	AmeriNat

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JJWIN LLC Jeff Weibel	JJWIN, LLC	Studio Concord	0814	HC 93L-083	Orange	8/11/2023	Annual Review 7/19/2023	<ul style="list-style-type: none"> Failure to document eligibility at initial occupancy. Failure to perform first anniversary income determination. Failure to document eligibility at first anniversary income determination. 11/12/2024: Letter to Owner	Seltzer
						8/7/2024	Annual Review 7/11/2024	<ul style="list-style-type: none"> Failure to document eligibility at initial occupancy. Failure to perform first anniversary income determination. Failure to meet Uniform Physical Condition Standards (UPCS) for Units. 11/12/2024: Letter sent to Owner	Seltzer
Joined Development Partners LLC Yeshiah Max Kaufman	New Hope Homes of Jacksonville LLC	Hilltop Village	0366	MMRB NIBP2009Q SAIL 955-050 HC 2011-506C & 961-017	Duval	1/31/2024	Annual Review 12/28-29/2023	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy 11/1/2024 response from management	First Housing
JPC Charities Oron Zarum	Peachtree FL, LLC	Peachtree Commons	0881	HC 92L-091	Escambia	2/17/2023	Annual Review 1/11/2023	<ul style="list-style-type: none"> Failure to secure tenant files. ☐ Failure to document eligibility upon initial occupancy.☐ Failure to perform first anniversary income determination.☐ Failure to annually determine student status.☐ Uncertified individual occupying a vacant unit.☐ Failure to meet Uniform Physical Condition Standards (UPCS) for Unit. Failure to meet UPCS for Buildings.☐ Failure to meet UPCS for Site.☐ 7/17/2024: Final hearing on Joint Motion granted; property sale terms to be enforced by court.	Seltzer
Landmark Asset Services, Inc. Lisa Sari	Johnson Lakes Escambia Limited Partnership	Johnson Lakes	1637	RRLP 2005-313HR HC 2008-507C	Escambia	5/12/2023	Annual Review 4/12/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to meet Uniform Physical Condition Standards (UPCS) for Units. ☐ Failure to meet UPCS for a Building.☐ 10/15/2024: Letter to Owner	Seltzer
						3/7/2024	Annual Review 4/4/2024	<ul style="list-style-type: none"> Failure to perform first anniversary income determination. Failure to provide tenant programs. Failure to provide tenant services. Failure to provide a required unit feature. Failure to provide a required amenity. Failure to meet Uniform Physical Condition Standards (UPCS) for Unit or Units. Failure to meet UPCS for Building. Failure to meet UPCS for Site.☐ 10/15/2024: Letter to Owner	Seltzer
Lincoln Avenue Capital LLC Jeremy S. Bronfman	Clarcona Groves Owner LLC	Clarcona Groves	1455	HC,MMRB,SAIL	Orange	5/20/2024	Annual Review 5/8/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards (UPCS) for Buildings Failure to meet UPCS for site Failure to meet UPCS for common areas 9/5/2024 Letter to owner	AmeriNat
	Hampton Point Preservation, Ltd.	Hampton Point	1015	ELI,HC-4%,MMRB	Charlotte	5/24/2024	Annual Review 4/23/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/12/2024-Email to Management	First Housing
	Madison Manor Apartments LLC	Madison Manor	1584	HC	Duval	7/22/2024	Triennial Review 7/9/2024	<ul style="list-style-type: none"> Household income exceeded applicable limit upon initial occupancy Failure to provide required programs 10/25/2024 Letter to Owner	AmeriNat

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Lincoln Avenue Capital LLC Jeremy S. Bronfman Continued	San Jose Apartments LLC	San Jose of Seminole	0739	HOME 92HR-022 HC 092L-094	Orange	5/13/2024	Annual Review 4/11/2024	<ul style="list-style-type: none"> • Failure to document tenant eligibility upon initial occupancy • Failure to properly recertify eligibility • Exceeded rent limitation • Failure to meet overall set-aside requirement <p>6/12/2024 Email to Management; follow-up review pending</p>	First Housing
	Summerset Family LLC	Summerset Village	1493	HC 2006-511C	St. Johns	3/27/2024	Annual Review 3/7/2024	<ul style="list-style-type: none"> • Failure to document eligibility upon initial occupancy. <p>11/6/2024: Letter from Owner</p>	Seltzer
Lutheran Residences, Inc. Theresa Ziegler	Lutheran Florida, LP	Lutheran	2111	MR2008 SeiresC HOME RFP 2005-03-02 HC 2018-521C	Pinellas	8/22/2023	Annual Review 8/1/2023	<ul style="list-style-type: none"> • Failure to meet set-aside requirements. <p>11/7/2024: Letter to Owner</p>	Seltzer
Maint-Co Services LLC Gail W. Curtis	Blitchton Station, Ltd.	Blitchton Station	1433	HC 2004-197C	Marion	7/15/2022	Triennial Review 7/6/2022	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for units • Failure to meet UPCS for buildings • Failure to meet UPCS for site • Failure to meet Health and Safety UPCS • Failure to meet UPCS for common areas <p>10/4/2024 letter to Owner</p>	AmeriNat
						7/12/2024	Annual Review 7/9/2024	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for Units • Failure to meet UPCS Health and Safety <p>10/4/2024 Letter to Owner</p>	AmeriNat
	Laurel Park Apartments Ltd.	Laurel Park	1348	HC 2003-168C	Marion	3/24/2022	Annual Review 3/10/2022	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for units • Failure to meet UPCS for buildings • Failure to meet UPCS for site • Failure to meet UPCS for health and safety • Failure to meet UPCS for buidling systems • Failure to provide required Features <p>10/24/2024 Letter to Owner</p>	AmeriNat
McDowell Housing Partners LLC Christopher Shear	MHP Magnolia Oaks, LLC	Ekos Magnolia Oaks	3261	ELI,HC,MMRB,RRLP	Leon	7/19/2024	Annual Review 7/16/2024	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards for site <p>11/12/24 Letter from Owner</p>	AmeriNat
	MHP Jordan Bayou, LLC	Jordan Bayou	3173	HOME 2019-413H	Franklin	2/23/2024	Annual Review 1/22-23/2024	<ul style="list-style-type: none"> • Failure to meet the uniform physical condition standards for units <p>11/6/2024-Email to Management</p>	First Housing
Miami-Dade Public Housing and Community Development+B28	Miami-Dade County	Ward Towers Assisted Living Facility	1533	HC 2005-503C	Miami-Dade	2/24/2023	Annual Review 3/15/2023	<ul style="list-style-type: none"> • Failure to provide required resident programs and amenities • Vacant unit preparation • Failure to meet Uniform Physical Inspection Standards (UPCS) for Units • Failure to meet UPCS: Building Systems • Failure to meet UPCS: Common Areas <p>10/24/2024 Letter from Owner</p>	AmeriNat

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Michaels Development Company, Inc. Michael J. Levitt	Jacaranda Trail Essential Housing, LLC	Jacaranda Trail	1230	HC/SAIL 2001-022CS	DeSoto	1/31/2024	Annual Review 1/14/2024	<ul style="list-style-type: none"> Failure to obtain/reconfirm Utility Allowance. Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. 11/4/2024: Letter to Owner	Seltzer
	Orchard Park Essential Housing LLC	Orchard Park	0578	HC,SAIL	Hillsborough	7/15/2024	Annual Review 6/18/2024	<ul style="list-style-type: none"> Failure to provide tenant programs. 10/30/2024: Letter sent to Owner	Seltzer
Millennia Housing Development, Ltd., LLC Frank Sinito	Cordoba FL TC, LP	Cordoba Courts	3124	HC 2004-510C (FL04-51001 - 08)	Miami-Dade	4/4/2019	Triennial Review 3/7/2019	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards (UPCS) for site. Failure to meet UPCS for units. 10/30/2024: Letter to Owner	Seltzer
						4/29/2022	Triennial Review 3/31/2022	<ul style="list-style-type: none"> Failure to provide tenant programs Failure to provide required amenities Failure to meet UPCS for units. 10/30/2024: Letter to Owner	Seltzer
Mount Sinai Medical Center Alex Mendez	Mount Sinai Medical Center of Florida	Lowenstein Building	2531	CWHIP 2007-022W	Miami-Dade	1/4/2024	Annual Review 11/14/2023	Failure to provide required development amenities 1/4/2024-Letter to Owner	First Housing
MTF Development LLC Todd Menowitz	Arbor Crest Housing, LP	Arbor Crest	1463	2004-033C	Gadsden	9/22/2023	Annual Review 8/24/2023	<ul style="list-style-type: none"> Failure to provide tenant programs. Failure to provide required amenities. 10/17/2024 Letter to Owner	Seltzer
New Vision Housing Foundation Inc. Kenneth G. Weiss	NV Homestead Apartments, LP	Coral Gardens	0191	SAIL 93SHR-010 HC 94L160	Miami-Dade	5/1/2023	Notification 4/24/2023	<ul style="list-style-type: none"> Failure to meet UPCS for Building. - Fire in building 8. 10/17/2024: Letter from Owner	Seltzer
New Way 950, LLC Felipe Aguilar	New Way 950, LLC	Howard Park	0376	HC-9%,SAIL	Miami-Dade	5/24/2024	Annual Review 4/24/2024	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to properly recertify eligibility Exceeded rent limit Failure to provide required unit features Failure to provide required tenant programs and services Failure to meet uniform physical condition standards for unit 11/1/2024-Letter to Owner	First Housing
Okeechobee Non-Profit Housing, Inc Jessie Vasquez	Okeechobee Non-Profit Housing, Inc	El Mira Sol Gardens	1073	HOME 2001-029H	Okeechobee	2/13/2024	Annual Review 1/16/2024	<ul style="list-style-type: none"> Failure to provide required development amenities Failure to meet set-aside requirement in the 50% category 10/29/2024-Email from Management	First Housing
Omni Affordable Florida, LLC Eugene Schneur	College Trace Apartments, L.P.	College Trace	3529	HC 2022-520C	Escambia	2/16/2024	Annual Review 1/18/2024	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. 10/28/2024 Letter from Owner	Seltzer
Opa-Locka Community Development Corporation, Inc. Willie Logan	EM Villas LLC	Ernie Martin Villas	1235	HC 2001-045C	Miami-Dade	4/11/2024	Annual Review 3/14/2024	<ul style="list-style-type: none"> Conversion of Low-income unit to non-residential use. ☒ 10/30/2024: Letter from Owner	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Orlando Neighborhood Improvement Corporation Inc. Alfred Arzuaga	ONIC Golden Oaks, LLC	Golden Oaks	0294	HC 91L-048; SAIL 92S-047	Orange	4/3/2024	Annual Review 2/29/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for common areas 10/21/2024-Email to Management	First Housing
	ONIC-Hidden Cove Inc.	Hidden Cove - Orlando	1080	HC,HOME	Orange	7/18/2024	Annual Review 6/18/2024	<ul style="list-style-type: none"> Failure to comply with prohibited lease provisions. Failure to provide a required amenity. Failure to meet overall set-aside requirement. 10/22/2024: Letter sent to Owner	Seltzer
Pacifica Companies LLC Deepak Israni	Pacifica Edisto Lake LLC	Lago del Sol	0255	HC 95L-006/94L-150; SAIL94S-042	Lee	4/11/2023	Annual Review 2/23/2023	<ul style="list-style-type: none"> Failure to provide required development amenities 11/4/2024-Email from Management	First Housing
						3/29/2024	Annual Review 2/26/2024	<ul style="list-style-type: none"> Failure to provide required development amenities Failure to meet uniform physical condition standards for units. Failure to meet uniform physical condition standards for site 11/4/2024-Email from Management	First Housing
	Pacifica Companies LLC	Laurel Ridge	0463	HC 92L-020	Collier	7/14/2023	Annual Review 6/20/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for Site 10/24/2024-Email to Management	First Housing
						7/12/2024	Annual Review 6/12/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for the Site 10/24/2024-Email from Management	First Housing
	Pacifica Mira Lagos LLC	Mira Lagos	0500	HC 91L-043 FDIC-AHP REOMS	Manatee	8/25/2022	Annual Review 7/21/2022	<ul style="list-style-type: none"> Failure to meet overall set-aside requirement. Failure to meet Uniform Physical Condition Standards (UPCS) for units. Failure to meet UPCS for buildings. Failure to meet UPCS for Site. 10/30/2024: Letter to Owner	Seltzer
8/21/2023						Annual Review 7/24/2023	<ul style="list-style-type: none"> Failure to secure tenant files. ☒ Failure to document eligibility upon initial occupancy. Failure to perform First Anniversary Income Determination. Failure to comply with prohibited lease provisions. Failure to meet overall set-aside requirement. Failure to provide an efficient maintenance program. Failure to meet Uniform Physical Condition Standards (UPCS) for Units. ☒ Failure to meet UPCS for Buildings. ☒ Failure to meet UPCS for Site. 10/30/2024: Letter to Owner	Seltzer	

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Pacifica Companies LLC Deepak Israni Continued	Pacifica Bayou LLC	Reflections	0064	SAIL 94S-031 HC 95L-009	Hillsborough	3/18/2022	Annual Review 2/16/2022	<ul style="list-style-type: none"> • Failure to document eligibility upon initial occupancy. (HC/SAIL)☐ • Failure to meet Uniform Physical Condition Standards (UPCS) for Units. (HC/SAIL)☐ • Failure to meet UPCS for a Building. (HC/SAIL)☐ • Failure to meet UPCS for Site. (HC/SAIL)☐ <p>10/31/2024: Letter to Owner</p>	Seltzer
						3/16/2023	Annual Review 2/17/2023	<ul style="list-style-type: none"> • Failure to document eligibility upon initial occupancy. (HC/SAIL)☐ • Failure to perform First Anniversary income determination. (HC/SAIL) • Failure to meet Uniform Physical Condition Standards (UPCS) for Units. (HC/SAIL)☐ • Failure to meet UPCS for a Building. (HC/SAIL)☐ • Failure to meet UPCS for Site. (HC/SAIL)☐ <p>10/31/2024: Letter to Owner</p>	Seltzer
						3/20/2024	Annual Review 2/21/2024	<ul style="list-style-type: none"> • Failure to provide required amenity (SAIL) • Failure to meet Uniform Physical Condition Standards (UPCS) for Site. (HC/SAIL) • Failure to meet UPCS for Buildings. (HC/SAIL) • Failure to meet UPCS for Units. (HC/SAIL) <p>10/31/2024: Letter to Owner</p>	Seltzer
	Pacifica Siena Gardens LLC	Siena Gardens	1175	HC/SAIL 2002-119CS	Bay	11/29/2023	Annual Review 11/9/2023	<ul style="list-style-type: none"> • Tenants are being charged non-optional, non-refundable fees. • Rent exceeds limitation. • Failure to document eligibility upon initial occupancy. • Failure to provide a required tenant program • Failure to provide required tenant services. <p>10/25/2024: Letter to Owner</p>	Seltzer
	Pacifica Springwood LLC	Springwood - Tallahassee	0802	HC 93L-057 & 94L-076	Leon	4/14/2023	Annual Review 3/15/2023	<ul style="list-style-type: none"> • Failure to document eligibility upon initial certification.☐ • Failure to meet overall set-aside requirement.☐ • Failure to meet Uniform Physical Condition Standards (UPCS) for a Unit. ☐ • Failure to meet UPCS for Buildings. ☐ • Failure to meet UPCS for Site.☐ <p>11/12/2024: Letter to Owner</p>	Seltzer
						4/24/2024	Annual Review 3/27/2024	<ul style="list-style-type: none"> • Failure to secure two tenant files. • Failure to document eligibility upon initial occupancy. • Failure to perform first anniversary income determination. • Failure to annually determine student status. • Failure to notify Florida Housing Finance Corporation (FHFC) of units unsuitable for occupancy. • Failure to provide an efficient maintenance program. • Failure to meet UPCS for Units.☐ <p>11/12/2024: Letter to Owner</p>	Seltzer

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Parent Owner and Contact Principal	Owner Entity	Development Name	HFA Key Number	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Park Green Apartments LLC Gabriel Lander	Park Green Apartments LLC	Park Green	0603	SAIL 985-014 HC 97L-066	Miami-Dade	12/5/2022	Annual Review 10/31/2022	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to properly recertify eligibility Failure to meet uniform physical condition standards for units 11/6/2024-Letter to Owner	First Housing
						11/13/2023	Annual Review 10/13/2023	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to properly recertify eligibility Failure to provide required Tenant Programs and Services Failure to meet uniform physical condition standards for units Exceeds Rent Limits 11/6/2024-Letter to Owner	First Housing
Peak Capital Partners LLC Jeffrey C. Danley	Charleston Club Partners, Ltd.	Charleston Club	1112	HC,SAIL	Seminole	5/16/2024	Annual Review 4/23/2024	<ul style="list-style-type: none"> Violation of the Available Unit Rule under Section 42(g)(2)(D)(ii). 11/8/2024 Letter sent to Owner	Seltzer
Premium Captial Resources, LLC Michael Herman	PCR 1020 NW 7th Ave LLC	Central City	0360	HC 94L-041	Miami-Dade	11/15/2023	Annual Review 10/17/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. 10/30/2024: Letter to Owner	Seltzer
Prestige Enterprise Group, Inc. Salomon Yuken	New Arena Square North and South, Ltd	New Arena Square	0536	HC 2000-004C	Miami-Dade	5/23/2018	Annual Review 4/25/2018	<ul style="list-style-type: none"> Failure to provide required development amenities. 10/30/2024: Letter to Owner	Seltzer
						5/12/2023	Annual Review 4/14/2023	<ul style="list-style-type: none"> Failure to meet overall set-aside requirement.Ⓜ Failure to meet Uniform Physical Condition Standards (UPCS) for Units.Ⓜ Failure to meet UPCS for Buildings.Ⓜ Failure to meet UPCS for Site. Failure to provide required development amenities. 10/30/2024: Letter to Owner	Seltzer
						5/17/2024	Annual Review 4/24/2024	<ul style="list-style-type: none"> Failure to meet overall set-aside requirement. Failure to provide a required amenity. Failure to provide tenant programs. Failure to meet UPCS for Unit. Failure to meet UPCS for Buildings. Failure to meet UPCS for Site. 10/30/2024: Letter sent to Owner	Seltzer
Related Companies of New York Matthew Finkle	RFM-ESG Andrews Place LLC	Andrews Place II	1482	HC 2004-513C SAIL 2004-068S	Bay	1/17/2024	Annual Review 10/23/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for buildings 11/12/2024-Email from Management	First Housing
Residential Management Inc. Modechai Schapira	Kings Trail Holdings, LLC	Kings Trail	0966	HC 96L-505	Duval	8/31/2022	Annual Review 8/2/2022	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to meet eighteen (18) unit set-aside requirement in the 50% category. Failure to meet overall set-aside requirement. 10/25/2024: Letter to Owner	Seltzer
						9/15/2023	Annual Review 8/15/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to meet UPCS for units. Failure to meet UPCS for site. 10/25/2024: Letter to Owner	Seltzer

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Rural Neighborhoods, Inc Steven Kirk	Casa Amigos EHT, LLC	Casa Amigos	3176	SAIL	Collier	5/14/2024	Initial Review 4/15/2024	<ul style="list-style-type: none"> Failure to meet the farmworker categorical requirement Failure to provide required development amenities 10/21/2024-Email to Management	First Housing
	Indiantown Homes RRH Ltd.	Joseph L. Lee Gardens	0403	HOME 1999-009HR	Martin	10/27/2023	Annual Review 9/28/2023	<ul style="list-style-type: none"> Failure to provide required development amenities 10/21/2024-Email to Management	First Housing
St. John Community Development Corporation, Inc. Eric L. Haynes	St. John Housing Limited Partnership	Saint John I	0735	HC 90L-075 SAIL 925-049	Miami-Dade	3/16/2020	Annual Review 2/13/2020	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/12/2024-Letter to Owner	First Housing
						3/25/2022	Annual Review 2/24/2022	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/12/2024-Letter to Owner	First Housing
						3/27/2023	Annual Review 2/21/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/12/2024-Letter to Owner	First Housing
						4/3/2024	Annual Review 2/29/2024	<ul style="list-style-type: none"> Failure to properly recertify eligibility Failure to meet uniform physical condition standards for units 11/12/2024-Letter to Owner	First Housing
	St. John Villages 17th & 1st LLC	St. John Island	0047	HC 90L-013	Miami-Dade	6/9/2023	Annual Review 5/26/2023	<ul style="list-style-type: none"> Failure to provide required development amenities Failure to meet uniform physical condition standards for common areas Failure to document tenant eligibility upon initial occupancy 11/6/2024-Letter to Owner	First Housing
				7/2/2024		Annual Review 5/30/2024	<ul style="list-style-type: none"> Failure to document tenant eligibility upon initial occupancy Failure to provide required development amenities Failure of the uniform physical condition standards for units 11/1/2024-Letter to Owner	First Housing	
Standard Communities Bradley C. Martinson	SP SM Apartments LLC	Berkeley Pointe	2734	BOND 2015 Series E SAIL 2014-412S H C 2015-511C	Marion	10/17/2023	Annual Review 9/20/2024	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. Failure to perform first anniversary income determination. Failure to provide tenant programs. Failure to provide required tenant services Failure to meet UPCS for Units. Failure to meet UPCS for Buildings. 11/8/2024 Letter from Owner	Seltzer
	Standard Crossroads Owner, LLC	Crossroads	2505	MMRB 2010 Series A1 & A2 HOME 2009-06-04 JC 2009-508C	Orange	10/23/2023	Annual Review 9/20/2023	<ul style="list-style-type: none"> Failure to document eligibility upon initial certification Failure to recertify eligibility Failure to meet UPCS for a unit. 10/17/2024: Letter to Owner	Seltzer
	SP Daytona LLLP	Daytona Gardens	0227	BOND 2019 Series F HC 2000-080C HC 2001-001C HC 2018-523C	Volusia	1/10/2024	Annual Review 12/14/2023	<ul style="list-style-type: none"> Failure to provide tenant programs. Failure to provide required amenities. 10/29/2024: Letter to Owner	Seltzer

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Standard Communities Bradley C. Martinson	SP JH Apartments LLC	Jackson Heights	2693	HC 2014-375C	Hillsborough	10/19/2022	Site Inspection 9/22/2022	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards 11/5/2024-Email from Management	First Housing
						4/14/2023	Annual Review 3/14/2023	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for units 11/5/2024-Email from Management	First Housing
	Palm Grove Affordable, LLC	Lake Mangonia	0055	SAIL 1999-062S HC 2000-524C BOND 2018 Series B HC 2016-545C	Palm Beach	3/7/2024	Annual Review 2/6/2024	<ul style="list-style-type: none"> Failure to provide required tenant programs. 11/13/2024: Letter to Owner	Seltzer
Starwood Capital Group Hays Meyer	SPT Dolphin Glen Oaks LLC	Glen Oaks	0292	HC 1998-506C HOME 96HR-012	Leon	10/20/2022	Annual Review 9/21/2022	<ul style="list-style-type: none"> Failure to document eligibility upon initial occupancy. (HC/HOME) Failure to perform first anniversary income determination. (HC) Failure to meet Uniform Physical Condition Standards (UPCS) for units. (HC/HOME) 10/30/2024: Letter to Owner	Seltzer
						10/13/2023	Annual Review 9/12/2023	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards (UPCS) for units. (HC/HOME) 10/30/2024: Letter to Owner	Seltzer
	SPT WAH Whispering Woods LLC	Whispering Woods	1242	ELI,HC	St. Johns	7/17/2024	Annual Review 7/11/2024	<ul style="list-style-type: none"> Failure to meet uniform physical condition standards for Building 10/24/2024 Letter to Owner	AmeriNat
	SPT WAH Windsong II, LLC	Windsong II - Lake City	1222	HC 2001-125C	Columbia	4/2/2024	Annual Review 3/7/2024	<ul style="list-style-type: none"> Failure to perform first anniversary income determination. 10/31/2024: Letter to Owner	Seltzer
Styles Group Carol Ogden	Sanctuary at Winterlakes, LLC	Sanctuary at Winterlakes	0741	BOND/HC MR1999H 1&2/2001-532C	St. Lucie	6/7/2023	Annual Review 5/11/2023	<ul style="list-style-type: none"> Failure to obtain/reconfirm utility allowance. (HC)☐ Rents exceed limitation. (HC) 11/12/2024: Letter to Owner	Seltzer
						6/14/2024	Annual Review 5/16/2024	<ul style="list-style-type: none"> Failure to document eligibility at initial occupancy. 11/12/2024: Letter sent to Owner	Seltzer
Tampa Housing Authority Jerome D. Ryans	Oaks at Riverview LP	Oaks at Riverview	1345	HC 2003-529C	Hillsborough	7/22/2022	Annual Review 6/22/2022	<ul style="list-style-type: none"> Failure to meet Uniform Physical Condition Standards for units. 10/14/2024: Letter to Owner	Seltzer
						10/13/2023	Annual Review 6/15/2023	<ul style="list-style-type: none"> Failure to meet UPCS for Buildings. Failure to meet UPCS for Site. 10/18/2024: Letter to Owner	Seltzer
						6/26/2024	Annual Review 6/3/2024	<ul style="list-style-type: none"> Failure to meet overall set-aside requirement. 10/14/2024: Letter sent to Owner	Seltzer
Timshel Development Group, LLC Todd Wind	Tranquility Milton, LLC	Tranquility at Ferry Pass	3378	HC	Escambia	8/8/2024	Annual Review 7/11/2024	<ul style="list-style-type: none"> Failure to obtain/reconfirm Utility Allowance. 11/14/2024: Letter sent to Owner	Seltzer

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Treetop Development Adam Mermelstein	Trisun 57th Avenue LLC; TT Family Pinnacle LLC	Aspen Lakes Miami	1028	BOND 2002B1&2 HC 2002-502C	Miami-Dade	2/29/2024	Annual review 1/31/2024	<ul style="list-style-type: none"> • Failure to provide required amenity. • Failure to meet Uniform Physical Condition Standards (UPCS) for buildings. • Failure to meet UPCS for site. 11/7/2024: Letter sent to Owner	Seltzer
Ulysses Development Group Jonathan "Yoni" Gruskin	Meridian West Owner LLC	Meridan West	1130	HC/SAIL 2002-057CS	Monroe	3/11/2024	Annual Review 2/12/2024	<ul style="list-style-type: none"> • Failure to meet Uniform Physical Condition Standards (UPCS) for Site. 11/13/2024: Letter to Owner	Seltzer
West Shore LLC Lee E Rosenthal	Owl Plantations LLC	2305 at Killearn (Plantations at Killearn)	0643	MMRB 501 (c)(3) MR2007D (MR 2000D 1&2)	Leon	12/4/2019	Annual Review 10/31/2019	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for units 10/28/2024-Email to Management	First Housing
						11/4/2022	Annual Review 10/12/2022	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards (UPCS) for units • Failure to meet UPCS for buildings 10/28/2024-Email to Management	First Housing
						12/15/2023	Annual Review 10/18/2023	<ul style="list-style-type: none"> • Failure to document tenant eligibility upon initial occupancy • Failure to properly recertify eligibility • Failure to meet uniform physical condition standards (UPCS) for units • Failure to meet UPCS for buildings 11/6/2024-Letter to Owner	First Housing
Workforce Housing Ventures Inc. Harold Sample	Workforce Housing of Okeechobee, Inc	Sugar Country	2714	HOME 2014-406H	Glades	8/8/2023	Annual Review 7/12/2023	<ul style="list-style-type: none"> • Failure to meet uniform physical condition standards for Units 11/6/2024-Email to Management	First Housing
YMP Real Estate Management, LLC Moshe Popack	YMP Center Court, LLC	Center Court - Miami	0148	HC 96L-511	Miami-Dade	12/14/2022	Annual Review 11/15/2022	<ul style="list-style-type: none"> • Failure to meet Uniform Physical Condition Standards (UPCS) for buildings. 10/29/2024: Letter to Owner	Seltzer
						12/13/2023	Annual Review 11/14/2023	<ul style="list-style-type: none"> • Rent exceeds maximum limitation. • Failure to perform first anniversary income determination. • Failure to meet UPCS for building. 10/29/2024: Letter to Owner	Seltzer

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DISCLAIMER

This Report is presented for informational purposes only. This Report is based on information which Florida Housing Finance Corporation believes to be true and correct as of the date of the Report, and is based on information previously communicated by Florida Housing or its agents. The provisions of the compliance rules and provisions of the loan documents for each project take precedence over this Report in the event of a conflict. If you believe the Report is in error, it is your responsibility to immediately contact the Compliance Monitoring Agent listed for each development by telephone, fax or email. The Florida Housing Finance Corporation assumes no responsibility or liability for any errors or omissions regarding the information presented in this Report.

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