

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

CORE WARRINGTON SENIOR LLLP,

Petitioner,

vs.

FHFC Case No.: 2026-061BP

RFA No.: 2026-201 Application

No.: 2027-125C

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

**FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING**

Petitioner, CORE Warrington Senior LLLP (“CORE” or “Petitioner”), files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This petition challenges the eligibility determinations, evaluations, and proposed allocations set forth in the Notice of Intended Decision posted on September 25, 2026, by Respondent, Florida Housing Finance Corporation (“Florida Housing” or “Respondent”), in response to Request for Applications 2026-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties (the “RFA”). In support, CORE states:

I. Parties

1. CORE is a legally formed entity qualified to do business in Florida. For purposes of this proceeding, CORE’s address, telephone number, and email address are those of its undersigned counsel.

2. CORE submitted an Application in response to the RFA, seeking an award of Housing Credit Financing for Affordable Housing Developments Located in Small and Medium

Counties (“Housing Credit Financing Funding”). Petitioner proposes to build a 96 Unit Mid-Rise Development in Escambia County.

3. Florida Housing is the agency affected by this Petition. Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing’s file number for CORE’s application is 2027-125C.

II. Notice

4. CORE received notice of Florida Housing’s intended decision to award funding pursuant to the RFA on September 25, 2026, when Florida Housing’s Board of Directors approved the recommendation of its Review Committee. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. CORE’s Application was deemed ineligible for funding and was not among those selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, CORE contends that its Application was eligible for funding and should have been selected.

5. Petitioner timely filed a Notice of Intent to Protest, with attachments, on September 30, 2026. A copy of the notice is attached as **Exhibit 2**.

III. Background

6. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida.

7. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing. In accordance with that authority, Florida Housing has adopted Chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Chapter 67-48 also applies to

this competitive solicitation for Housing Credit Financing Funding. In addition, Chapter 67-53 governs compliance procedures. Applicants seeking Housing Credit Financing Funding are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. *See* RFA, p. 7 (§ Three F.3).

8. The RFA was issued on July 16, 2026. There was one amendment issued on July 27, 2026. The RFA anticipates the award of an estimated \$21,505,240 in Housing Credit Financing Funding in Medium Counties and an estimated \$1,944,030 in Housing Credit Financing Funding in Small Counties.

9. The RFA sets forth the information that must be submitted by an Applicant and provides a general description of the types of projects that will be eligible for funding. The RFA further outlines a detailed process for selecting developments for an allocation of Housing Credits. *See generally* RFA, pp. 7-92.

10. Applicants are first required to meet certain mandatory eligibility requirements in order to be selected for funding. RFA, pp. 93-94 (§ Five A.1). For example, Applicants must accurately complete a Principals Disclosure Form. RFA, p. 14-18 (§ Four A.3.c.).

11. Applicants must also meet the Financial Arrearage Requirement which provides that:

An application will be deemed ineligible for funding if, as of close of business ***two business days**** before the Committee meets to make a recommendation to the Board there remains any financial obligations which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report.

The most recently published Past Due Report is posted to the Corporation's Website under the link <https://www.floridahousing.org/data-docs-reports/past-due-reports> (also accessible by clicking here), but not more recently than seven business days prior to the date the Committee meets to make a recommendation to the Board.

*For example, if a review committee meeting is held on a Wednesday, regardless of the time of the meeting, the arrearages must be paid by Monday close of business.

RFA, p. 94 (§ Five A.1.).

12. Applications are further assigned a score. Applicants had the opportunity to earn a maximum of 10 points, as follows:

Point Items	Maximum Points
Submission of Principal Disclosure Form that is stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline	5
Bookmarking Attachments prior to submission	5
Total Possible Points	10

RFA, p. 95 (§ Five A.2).

13. The RFA next explains the funding goals for the Applications:

- a. The Corporation has a goal to fund four Medium County Applications that qualify for the Local Government Areas of Opportunity Funding Goal outlined in Section Four A.11.b of the RFA as follows:
 - 1) There is a goal to fund two Medium County Applications that demonstrate continuous Local Government Areas of Opportunity support since 2024 or earlier.
 - 2) There is a goal to fund two Medium County Applications that demonstrate continuous Local Government Areas of Opportunity support since 2025 or earlier.
- b. The Corporation has a goal to select one Development that qualifies for the SunRail Goal outlined in Section Four, A.5.e.(5) of the RFA. Preference will be given to Applications with a proposed Development that qualifies for the Level 1 SunRail Station.
- c. The Corporation has a goal to select one Medium County Application with a Demographic commitment of Family that selects and qualifies for the Geographic Areas of Opportunity/SADDA Goal outlined in Section Four A.10.a.(1)(d) of the RFA.
- d. The Corporation has a goal to select at least one Application that qualifies as a Non-Profit Application as described in Section Four, A.3.a.(3) of the RFA.

*Note: Applicants selected to meet one goal will not count towards meeting a second goal, even if the Application meets all qualifications for multiple goals, with the following exceptions: (1) if an Application that was selected to meet the Local Government Areas of Opportunity Goal and also qualifies for the SunRail Goal, the SunRail Goal will also be considered met; and (2) if an Application that qualifies as a Non-Profit Application is selected.

RFA, p. 95-96 (§ Five B.3).

14. Because multiple Applicants may achieve the maximum number of points and meet the mandatory eligibility requirements, the RFA also sets forth an Application Sorting Order:

a. Sorting Order when selecting Applications to meet the Local Government Areas of Opportunity Goal in 6.a. below

b. The highest scoring Applications will be determined by first sorting together all eligible Medium County Application that qualify for the Local Government Areas of Opportunity Goal as described in Section Four, A.11.b. of the RFA from highest score to lowest core, with any scores that are tied separated in the following order:

- (1) First, Applications that submit a Local Government Area of Opportunity form (Rev. 03-2025) executed by any of the following Local Governments will receive lower preference, as further described in Section Four, 11.c. of the RFA: City of Fort Pierce; City of Kissimmee; City of Titusville; Haines City; Osceola County; Brevard County; City of Inverness; City of Melbourne; City of Ocala; Clay County; Sarasota County. The remaining Local Governments will receive higher preference.
- (2) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (3) Next, by the Application's Permit Ready Tier status, which is outlined in Section Four, A.7.c. of the RFA (with Applications that qualify as Tier 1 Permit Ready Applications receiving preference above Applications that do not qualify for this preference);
- (4) Next by the Developer Experience Funding Preference, which is outlined in Section Four, A.3.b.(3)(b) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (5) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with

Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- (6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

b. Sorting Order when selecting Applications to meet the SunRail in 6.b below

The highest scoring Priority 1 Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- (1) First, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (2) Next, by the Application's Leveraging Classification as outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- (3) Next, by the Application's Permit Ready Tier status, which is outlined in Section Four, A.7.c of the RFA (with Applications that qualify as Tier 2 Permit Ready Applications receiving preference above Applications that do not qualify for this preference);
- (4) Next by the Developer Experience Funding Preference, which is outlined in Section Four, A.3.b.(3)(b) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (5) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

c. Sorting Order for the remaining selection process beginning with 6.c. below

The highest scoring Priority 1 Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications:

- (1) First, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (2) Next, by the Application's Leveraging Classification as outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- (3) Next, by the Application's eligibility for the Proximity Funding Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (4) Next, by the Application's Permit Ready Tier status, which is outlined in Section Four, A.7.c. of the RFA (with Applications that qualify as Tier 1 Permit Ready Applications receiving preference above Applications that do not qualify for this preference);
- (5) Next by the Developer Experience Funding Preference, which is outlined in Section Four, A.3.b.(3)(b) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (6) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (7) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA, p. 96-98 (§ Five B.2).

15. Finally, the RFA outlines the Funding Selection Process for eligible Applicants. It provides as follows:

Note: As stated in Section Four, A.10.a.(1)(c)(vii) of the RFA, the Corporation will select a maximum of one Application that qualifies for the QAP-designated Public Housing Authority Areas of Opportunity during the Funding Selection Process.

- a. Four Applications that qualify for the Local Government Areas of Opportunity Funding Goal and demonstrate continuous Local Government Areas of Opportunity support

- (1) Selection of two Medium County Applications that qualify for the Local Government Areas of Opportunity Funding Goal and demonstrate continuous Local Government Areas of Opportunity support since 2024 or earlier

The first two Applications selected for funding for this goal will be the highest-ranking eligible Priority 1 Applications that qualify for the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA and demonstrate continuous Local Government Areas of Opportunity support since 2024 or earlier, subject to the County Award Tally and Funding Test.

- (2) Selection of two Medium County Applications that qualify for the Local Government Areas of Opportunity Funding Goal and demonstrate continuous Local Government Areas of Opportunity support since 2025 or earlier

The next Applications selected for funding will be the highest-ranking eligible Priority 1 Applications that qualify for the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA and demonstrate continuous Local Government Areas of Opportunity support since 2025 or earlier, subject to the County Award Tally and Funding Test.

b. One Application that qualifies for the SunRail Goal

If an application that was selected to meet the Local Government Areas of Opportunity Goal described in a. above also qualifies for the SunRail Goal, this Goal will be considered met without selecting an additional Application.

If none of the Applications selected to meet the Local Government Areas of Opportunity Goal also qualify for the SunRail Goal, the next Application selected for funding will be the highest ranking eligible unfunded Priority 1 Application that qualifies for the Level 1 SunRail Goal, subject to the Funding Test and the County Award Tally. If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies for the Level 2 SunRail Goal, subject to the Funding Test and County Award Tally.

- c. The next Applications selected for funding will be the highest ranking eligible unfunded Priority 1 Small County Applications that (i) can meet the Small County Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Small County Priority 1 Applications. If Small County funding remains and no unfunded eligible Small County Priority 1 Application can meet the Small County Funding Test, then the process will continue using Priority 2 Applications until this Goal is met or until no unfunded eligible Small County Priority 2 Application can meet the Small County Funding Test.

If Small County funding remains and no unfunded eligible Small County Applications can meet the Small County Funding Test, no further Small County Applications will be selected, and the remaining Small County funding will be added to the Medium County funding amount.

- d. One Medium County Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal

The highest ranking eligible unfunded Priority 1 Medium County, Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal will be selected for funding, subject to the Funding Test and the County Award Tally.

If there are no eligible unfunded Priority 1 Applications that qualify for this goal, then the highest ranking eligible unfunded Priority 2 Medium County, Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal will be selected for funding, subject to the Funding Test and the County Award Tally.

- e. Remaining Funding

- (1) Up to two Medium County Applications that qualify for either the Local Government Areas of Opportunity Funding Goal OR Geographic Areas of Opportunity/HUD-designated SADDA Goal

- (a) Non-Profit Application Goal

If any Application that was selected in a.-d. above also qualifies for the Non-Profit Application Goal, the Non-Profit Application Goal will be considered met without selecting an additional Application. The Selection Process will continue with (b) below.

If the Non-Profit Application Goal has not been met through the selection of Applications in a.-d. above, the next Application selected for funding will be the highest-ranking eligible Priority 1 Medium County Non-Profit Application that qualifies for either the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA, regardless of whether it has had continuous Local Government Areas of Opportunity support, or a Medium County Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal, subject to the County Award Tally and Funding Test.

If the Non-Profit Application Goal has not been met because there are no eligible unfunded Priority 1 Applications that qualify, the next

Application selected for funding will be the highest-ranking eligible Priority 2 Medium County Non-Profit Application that qualifies for either the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA, regardless of whether it has had continuous Local Government Areas of Opportunity Support, or a Medium County Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal, subject to the County Award Tally and Funding Test.

If an Application is selected in this section to meet the Non-Profit Application Goal, it will also count towards the maximum of two Applications selected in e.(1).

(b) Additional Application(s) selected

If funding remains, the next Application(s) selected for funding will be the highest-ranking eligible Priority 1 Medium County Application(s) that qualifies for either the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA, regardless of whether it has had continuous Local Government Areas of Opportunity Support, or a Medium County Family Application that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal, subject to the County Award Tally and Funding Test, until the maximum of two Applications is selected in e.(1).

If funding remains and the maximum of two Applications is selected in e.(1) is not yet achieved, the next Application(s) selected for funding will be the highest-ranking eligible Priority 2 Medium County Application(s) that qualifies for the Local Government Areas of Opportunity Funding Goal described in Section Four, A.11.b. of the RFA, regardless of whether it has had continuous Local Government Areas of Opportunity support, or Medium County Family Application(s) that qualifies for the Geographic Areas of Opportunity/HUD-designated SADDA Goal, subject to the County Award Tally and Funding Test, until the maximum of two Applications is selected in e.(1).

(2) Additional Medium County Applications

If funding remains, the next Applications selected for funding will be the highest ranking eligible unfunded Priority 1 Medium County Applications that (i) can meet the Medium County Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Medium County Priority 1 Applications. If Medium County funding remains and no unfunded eligible Medium County Priority 1 Application can meet the

Medium County Funding Test, then the process will continue using Priority 2 Applications until no unfunded eligible Medium County Priority 2 Application can meet the Medium County Funding Test.

If Medium County funding remains and no unfunded eligible Medium County Application can meet the Medium County Funding Test, no further Applications will be selected and the remaining funding will be distributed as approved by the Board.

6. Returned Funding

Funding that becomes available after the Final Board Action, such as due to an Applicant withdrawing, an Applicant declining its invitation to Enter Credit Underwriting or the Applicant's inability to satisfy a requirement outlined in this RFA, and/or provisions outlined in Rule Chapter 67-48, F.A.C., will be distributed through a Ranked Waiting List as outlined in Exhibit H of this RFA and approved by the Board. Board Action is final 72 hours after action on Review Committee's recommendation, or the conclusion of litigation, as applicable.

RFA, pp. 100-103 (§ Five B.6 and § Five B.7).

16. The Review Committee met on September 8, 2026, to score the Applications and select Applicants for funding. The Review Committee determined that 65 Applicants were eligible for funding. Nine (9) Applicants, including CORE, were deemed ineligible for funding. *See Exhibit 3* (RFA 2026-201 Application Scores).

17. The Review Committee also used the Funding Selection process to identify the highest-ranking Priority 1 Application that qualified for each of the four goals outlined in the RFA. Specifically, the Review Committee recommended the following:

- a. Four Medium County Applications that Qualify for the Local Government Areas of Opportunity Funding Goal. The Committee determined that the following projects were the highest-ranked Priority 1 Applications that satisfied this Goal:
 - (1) Madison Oaks West II, LLC for its proposed development named Madison Oaks West II;
 - (2) Debra Heights Housing, LLC for its proposed development named Hope @ Debra Heights;

- (3) Blue CASL LV2, LLC for its proposed development Legacy Village 2; and
 - (4) HTG Hidden Lake Phase II, Ltd. for its proposed development The Fountains at Hidden Lake Phase II.
 - b. One Development that qualifies for the SunRail Goal: The Committee determined that Sanford Station Apartments LLC was the highest-ranked Priority 1 Application that satisfied this Goal for its proposed development named Sanford Station Apartments.
 - c. Highest ranking eligible unfunded Priority 1 Small County Applications that (i) can meet the Small County Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Small County Priority 1 Applications: The Committee determined that Cottondale Lofts, LLC satisfied this requirement for its proposed development named Cottondale Lofts.
 - d. One Medium County Application with a Demographic commitment of Family that selects and qualifies for the Geographic Areas of Opportunity/SADDA Goal: The Committee determined that Kirkham Park, Ltd. satisfied this Goal for its proposed development named Kirkham Park.
18. After the selections were made to fill the goals, funding remained available. The committee determined that, in accordance with the RFA, the remaining funding should be awarded to the following applicants:
- a. The Courts at Carver Square, LLC for its proposed development named The Courts at Carver Square; and
 - b. Robin Village, LLC for its proposed development named Robin Village.

19. The Board approved the Committee's recommendations at its meeting on September 25, 2026. *See Ex. 1.*

IV. Substantial Interests Affected

20. CORE's substantial interests are affected because Florida Housing incorrectly deemed CORE ineligible for funding.

21. Further, the selected applicant, The Courts at Carver Square, LLC (“Carver Square”) is not eligible for funding because it failed to accurately disclose principals for both the Applicant as well as the Developer.

22. As a result, if Carver Square had been correctly determined as ineligible and if CORE had been correctly deemed eligible, CORE would have been selected for funding pursuant to the RFA.

V. **Errors in the Preliminary Awards and Determination of Eligibility:**

Warrington Senior

A. **Warrington Senior was Incorrectly Deemed Ineligible for Funding**

23. Florida Housing determined that CORE was ineligible for funding because, per the “last posted 8-12-2026” Past Due Report, one of CORE’s affiliates, financial beneficiaries, or principals (National Community Renaissance of Florida, Inc.) “[o]wes a 5% late fee of \$21.00 for late payment of draw processing fee due 6/8/2026” for the CORE Hawthorne Heights development. *See Exhibit 4* (Past Due Report).

24. The RFA requires that the Past Due Report will not be published “more recently than seven business days prior to the date the Committee meets to make a recommendation to the Board.” RFA, p. 94 (§ Five A.1.). “An Application will be deemed ineligible for funding if, as of close of business *two business days** before the Committee meets to make a recommendation to the Board there remains any financial obligations ... as reflected on the most recently published Past Due Report.” *Id.*

25. The Review Committee met on September 8, 2026. Therefore, per the RFA, any financial obligations were required to be resolved no later than close of business on September 3, 2026.¹

26. The draw processing fee due on 6/8/2026 referenced in the Past Due Report relates to First Housing's invoice for Draw #13 associated with the Hawthorne Heights project. *See Exhibit 5* (First Housing Invoice). On July 17, 2026, Hawthorne Heights paid Draw #13, and the associated late fee, via wire transmission. *See Exhibit 6* (CORE Wire Payment). As such, Hawthorne Heights – and any affiliates of CORE for the Warrington Senior development – resolved the financial obligations identified in the Past Due Report, well before the RFA's imposed deadline.

27. Therefore, CORE was improperly determined to be ineligible for funding.

Carver Square

A. Carver Square is Ineligible Because It Failed to Accurately Disclose Its Principals

28. To be eligible for funding, an Applicant must provide a “Principals for Applicant and Developer(s) Disclosure Form” that “meets requirements.” RFA, pp. 93-94 (§ Five A.1) (emphasis added). Those requirements are set out in Section Four of the RFA:

Per subsections 67-21.002(86), F.A.C. and 67-48.002(94), F.A.C. the Applicant, Developer(s) and all Principals of the Applicant and Developers that are not a natural person must be a legally formed entity as of the Application Deadline.

RFA, p. 8 (§ Four A.3).

29. The definition of “Principal” in rule 67-48.002 provides:

(94) “Principal” has the meanings set forth below and any Principal other than a natural person must be a legally formed entity as of the Application deadline:

¹ September 7, 2026 was Labor Day and, thus, not a “business day.”

- (a) For a corporation, each officer, director, executive director, and shareholder of the corporation.
- (b) For a limited partnership, each general partner and each limited partner of the limited partnership.
- (c) **For a limited liability company, each manager and each member of the limited liability company.**
- (d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.
- (e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

Fla. Admin. Code R. 67-48.002(94) (emphasis added).

30. Rule 67-48.0075 further states:

(8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:

(a) **The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level).** For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;

(b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);

(c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust or a non-profit ... all of the Principals must be natural persons ...; and

(d) If any of the entities identified in (c) above are a trust or a non-profit, the Applicant must disclose all of the Principals of the trust or a non-profit (fourth principal disclosure level), all of whom must be natural persons.

(9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:

(a) **The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and**

(b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).

(c) A competitive solicitation may require disclosure of a natural person Principal of the Developer to meet Developer experience requirements.

(10) Applicants awarded funding under this rule chapter shall comply with the compliance procedures set forth in Chapter 67-53, F.A.C.

Fla. Admin. Code R. 67-48.0075(8)-(10) (emphasis added).

31. The RFA requires that any Principal who is not a natural person “must be a legally formed entity as of the Application deadline.” RFA, p. 14 (§ Four A.3.c.(1)). This mandate stems from rule 67-48.002(94) which defines “Principal” as a “legally formed entity as of the Application deadline.” Pursuant to the RFA, a “Principal Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals.” *Id.* (emphasis added). Accordingly, a form identifying a principal that was not in existence as of the Application Deadline is defective, rendering the Applicant ineligible for funding. *See id.*

32. Carver Square is ineligible for funding because it failed to accurately complete the First Principal Disclosure Level for the Applicant, as mandated by the RFA and rule 67-48.0075(8). *See Exhibit 7* (Carver Square’s Principals Disclosure for the Applicant).

33. In its Principals Disclosure for the Applicant, Carver Square identified The Courts at Carver Square, LLC as the name of the Applicant entity. *Id.* In the First Principal Disclosure Level, three principals for The Courts at Carver Square, LLC were identified: one Manager (Courts at Carver MM, LLC), two Non-Investor Members (Courts at Carver MM, LLC and FCHA-Carver Square Courts GP, LLC), and one Investor Member (Joseph Chambers).

34. However, Carver Square’s application does not comply with the requirements of the RFA because it failed to disclose FCHA-Carver Square Courts GP, LLC as a **manager** in its Principals Disclosure. FCHA-Carver Square Courts GP, LLC was identified as a manager within

Carver Square's Articles of Organization filed with the Secretary of State on November 13, 2025. *See Exhibit 8* (Carver Square's Articles of Organization). In addition to the Articles of Organization, FCHA-Carver Square Courts GP, LLC was identified as a manager within Carver Square's Annual Report filed with the Secretary of State on May 1, 2026. *See Exhibit 9* (Carver Square's 2026 Annual Report).

35. Principals Disclosure for the Applicant, Carver Square, were sent to Florida Housing for approval on October 31, 2025. Florida Housing approved the disclosure on November 4, 2025. However, the Applicant entity was not officially formed until November 13, 2025. *See id.*

36. Carver Square is also ineligible for funding because it failed to accurately complete the First Principal Disclosure Level for one of its Developers, Flagler Redevelopment Partners, LLC, as mandated by the RFA and rule 67-48.0075(8). *See Exhibit 10* (Carver Square's Principals Disclosure for the Developer).

37. In the First Principal Disclosure Level for Flagler Redevelopment Partners, LLC, three principals were identified: Joseph Chambers, Member/Manager; DB Developer Carver, LLC, Member/Manager; and Jorge Aguirre, Member/Manager.

38. However, Carver Square failed to disclose Brian Heeger ("Mr. Heeger") as a **manager** in its Principals Disclosure. Mr. Heeger was identified as a manager within Flagler Redevelopment Partners, LLC's Articles of Organization filed with the Secretary of State on September 29, 2025. *See Exhibit 11* (Flagler Redevelopment Partners, LLC's Articles of Organization). In addition to the Articles of Organization, Mr. Heeger was identified as a manager within Flagler Redevelopment Partners, LLC's Annual Report filed with the Secretary of State on May 1, 2026. *See Exhibit 12* (Flagler Redevelopment Partners, LLC's 2026 Annual Report).

39. As an additional, material error, Warrington Senior notes that the entity DB Developer Carver, LLC is listed as a member/manager on the Principals Disclosure for Developer Flagler Redevelopment Partners, LLC, when that entity is **not** included in the Articles of Organization or Annual Report filed with the Secretary of State. *See id.*

40. These fatal errors constitute a complete failure to meet the requirements of the RFA, and Carver Square must be deemed ineligible for funding. *Blue Broadway, LLC, v. Fla. Hous. Fin. Corp.*, No. 17-3273, ¶ 50 (Fla. DOAH Aug. 29, 2017) (Recommended Order), No. 2017-032BP (FHFC Sept. 22, 2017) (Final Order) (the failure to identify all officers, directors, and shareholders for a developer entity rendered the initial eligibility determination as erroneous); *HTG Village View, LLC v. Marquis Partners, Ltd. and Fla. Hous. Fin. Corp.*, No. 18-2156BID (Fla. DOAH July 27, 2018) (Recommended Order), ¶¶ 49-53, adopted in pertinent part, No. 2018-017BP (FHFC Sept. 14, 2018) (Final Order); *MJHS S. Parcel, Ltd. v. Fla. Hous. Fin. Corp.*, No. 23-0903BID (Fla. DOAH May 31, 2023) (Recommended Order), No. 23-007BP (FHFC July 21, 2023) (Final Order); *compare Exhibit 13* (Formal Written Protest and Petition for Administrative Hearing filed in *HTG Astoria, Ltd. v. Fla. Hous. Fin. Corp.*, No. 21-0725 (Fla. DOAH Feb. 23, 2021) (alleging that an applicant granted funding had disclosed only the “sole member” of an LLC and had neglected to name the manager in its principal disclosure form) *with Exhibit 14* (Stipulation for Entry of Findings of Fact and Recommended Order in Favor of Petitioner filed in *HTG Astoria, Ltd. v. Fla. Hous. Fin. Corp.*, No. 21-0725 (Fla. DOAH March 25, 2021) (recognizing Florida Housing’s agreement that applicant was ineligible for funding).

VI. Disputed Issues of Material Fact and Law

41. Disputed issues of material fact and law include the following:

- a. Whether Florida Housing's Approved Scoring Results are contrary to its governing statutes, the agency's rules of policies, or the solicitation specifications;
- b. Whether Florida Housing's Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary, or capricious;
- c. Whether CORE's Application meets the requirements of the RFA;
- d. Whether CORE satisfied the Financial Arrearage Requirement as specified in the RFA;
- e. Whether CORE should be deemed eligible for funding;
- f. Whether Carver Square's Application meets the requirements of the RFA;
- g. Whether Carver Square should be deemed ineligible for submitting an incorrect Principals Disclosure form to Florida Housing; and
- h. Whether Florida Housing's proposed award of funding to Carver Square is clearly erroneous, arbitrary and capricious, or contrary to competition.

VII. Statement of Ultimate Facts

42. The ultimate facts alleged are that Warrington Senior is eligible for funding and Carver Square is not eligible for funding. As a result of this determination, CORE should be awarded the remaining funding.

VIII. Right to Amend

43. Petitioner reserves the right to amend this petition if disputed issues of material fact or law become known during the course of discovery in this proceeding.

IX. Statutes and Rules that Entitle Petitioner to Relief

44. Statutes and rules entitling Petitioner to Relief are Part V of Chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

X. Demand for Relief

45. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rule 28-100.004, CORE requests the following relief:

- a. Florida Housing schedule a meeting with Petitioner to discuss resolution of this protest within seven business days, as required by section 120.57(3)(d)1., Florida Statutes;
- b. If the matter cannot be resolved, that Florida Housing refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (ALJ);
- c. The ALJ enter a Recommended Order holding that CORE is eligible for funding, holding that Carver Square is ineligible for funding, awarding funding to CORE, and inviting CORE to the credit underwriting process;
- d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

Respectfully submitted this 12th day of October, 2026.

s/ Christopher B. Lunny

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Radey Law Firm

301 South Bronough Street, Suite 200

Tallahassee, Florida 32301

Telephone: (850) 425-6654

**COUNSEL FOR PETITIONER,
CORE WARRINGTON SENIOR LLLP**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by email to the Florida Housing Finance Corporation Clerk at CorporationClerk@floridahousing.org this 12th day of October, 2026.

/s/ Christopher B. Lunny

CHRISTOPHER B. LUNNY

Total HC for Medium Counties in RFA	21,505,240	Total HC for Small Counties in RFA	1,944,030
Total HC Allocated to Medium Counties	21,385,000	Total HC Allocated to Small Counties	1,938,688
Plus Unallocated Small County funding	5,342.00		
Total HC for Medium Counties Remaining	125,582	Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 apps if limit applies	Qualifies for LGAO Goal?	LGAO / continuous support since 2024?	LGAO / continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund four Medium County Applications that qualify for the Local Government Area of Opportunity Goal

2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	11
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	72
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	A	N	Y	1	Y	Y	4
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	A	N	Y	1	Y	Y	37

Goal to fund one Application that qualifies for the SunRail Goal

2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	A	Y	N	2	Y	Y	10
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Small County Applications

2027-092C	Cottondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	A	Y	Y	1	Y	Y	2
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Goal to fund one Medium County Application with a Demographic commitment of Family that selects and qualifies for the Geographic Areas of Opportunity / SADDA Goal

2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	A	Y	Y	1	Y	Y	6
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Up to two Medium County Applications that qualify for either the LGAO Funding Goal OR GAO/ SADDA Goal, with preference for Non-Profit Application if NP Goal not yet met

2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	A	Y	N	2	Y	Y	3
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	A	Y	Y	1	Y	Y	21

On September 25, 2026, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting. Any Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.



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FLORIDA HOUSING
FINANCE CORPORATION

PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

September 30, 2026

Via Electronic Filing

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2026-201, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2027-125C, CORE Warrington Senior LLLP, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on September 25, 2026, concerning Request for Applications 2026-201, Housing Credit Financing For Affordable Housing Developments Located In Small and Medium Counties.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Christopher Lunny

Exhibit 2

RFA 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																																
2027-076C	Platform at DeLand	Volusia	M	Christopher L. Eisenzimmer	BRAD Platform at DeLand Developer, LLC	F	86	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	71	
2027-077C	Pinnacle at Moore's Creek	St. Lucie	M	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$216,290.17	A	Y	N	2	Y	Y	23	
2027-078C	Pinnacle on Grand	Pasco	M	David O. Deutch	Pinnacle Communities II, LLC	F	86	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,069.77	A	Y	N	2	Y	Y	47	
2027-079C	The Fountains at Hidden Lake Phase II	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer II, LLC	E, Non-ALF	67	\$2,290,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$254,929.93	A	N	Y	1	Y	Y	37	
2027-080C	White Dove Court	Clay	M	Deion R. Lowery	DDER Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$207,506.25	A	Y	N	2	Y	Y	66	
2027-081C	Murdock Square	Charlotte	M	Matthew A. Rieger	HTG Murdock Developer, LLC	F	88	\$2,799,412	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$226,322.92	A	Y	N	2	Y	Y	7	
2027-082C	Pinnacle Station	Osceola	M	David O. Deutch	Pinnacle Communities II, LLC; DDER Development, LLC	E, Non-ALF	90	\$2,800,000	1	N	N		Y	N	N	Y	1	N	N	10	Y	Y	NC	\$207,993.74	A	Y	N	2	Y	Y	59	
2027-083C	Renaissance Hall Senior Living	Collier	M	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	78	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	Y	10	N	Y	NC	\$253,447.40	A	Y	N	2	Y	Y	44	
2027-084C	Legacy Village 2	Manatee	M	Scott Macdonald	Blue LV2 Developer, LLC ; CASL Developer, LLC	F	72	\$2,565,000	1	N	N		Y	N	Y	N	N/A	Y	N	10	N	Y	NC	\$257,991.20	A	N	Y	1	Y	Y	4	
2027-086C	Leah Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	F	120	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$178,500.00	A	Y	N	2	Y	Y	46	
2027-087C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	84	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$225,918.31	A	N	Y	2	Y	Y	49	
2027-088C	Royal Park Seniors	Alachua	M	Lindsay Sammons	BDG Royal Park Seniors Developer, LLC	E, Non-ALF	86	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,760.87	A	Y	Y	1	Y	Y	70	
2027-089C	Legacy Grove	Volusia	M	Brett Green	Legacy Grove Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,000.00	A	Y	N	2	Y	Y	73	
2027-090C	Emerald Manor	Seminole	M	Scott Zimmerman	BDG Emerald Manor Developer, LLC	F	79	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$244,938.72	A	Y	N	2	Y	Y	43	
2027-091C	Sanford Breeze	Seminole	M	Matthew A. Rieger	HTG Loomis I Developer, LLC; Daytona Beach Housing Development Corporation	F	90	\$2,799,412	1	Y	N		N	N	N	Y	1	N	N	10	N	Y	NC	\$237,445.21	A	Y	N	2	Y	Y	12	
2027-092C	Cottondale Lofts	Jackson	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,938,688	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$274,647.47	A	Y	Y	1	Y	Y	2	
2027-093C	Jupiter Greene	Columbia	S	Jeffrey J. Woda	The Woda Group, Inc.	F	54	\$1,944,030	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$275,404.25	A	Y	N	2	Y	Y	27	
2027-094C	Saddlewood Crossings	Marion	M	Scott Macdonald	Blue Casa 2 Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	9	
2027-095C	Remington Lofts	Putnam	S	Jeffrey J. Woda	The Woda Group, Inc.	F	48	\$1,922,884	1	N	Y	WODA	N	N	N	N	N/A	N	N	10	N	Y	NC	\$306,459.64	B	Y	N	2	Y	Y	63	
2027-096C	Sebring Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,705,152	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$240,572.55	A	Y	N	2	Y	Y	28	
2027-097C	Palatka Senior	Putnam	S	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$227,590.78	A	Y	N	2	Y	Y	18	
2027-098C	The Preserve at Moon Lake	Pasco	M	Kenneth Naylor	Preserve at Moon Lake Development, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$232,938.37	A	Y	N	2	Y	Y	22	
2027-099C	Tavares Apartments	Lake	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,794,792	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$241,088.02	A	Y	N	2	Y	Y	20	
2027-100C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	N	Y	1	Y	Y	11	
2027-101C	Bradford Villas	Volusia	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	65	
2027-102C	Bromley Square	Pasco	M	Jonathan L. Wolf	Bromley Square Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	48	
2027-104C	Banyan Glades	Brevard	M	Scott Zimmerman	BDG Banyan Glades Developer, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$237,150.00	A	Y	N	2	Y	Y	39	
2027-105C	Grandview Pointe	Osceola	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,599,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$200,894.58	A	Y	N	2	Y	Y	45	

RFA 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-106C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	80	\$2,800,000	2	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	Y	NC	\$231,576.98	A	Y	N	2	Y	Y	24
2027-107C	Sandhill Commons Apartments	Sumter	M	Brian Swanton	Gorman & Company, LLC	F	56	\$1,806,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	17
2027-109C	Avalon Pointe	Clay	M	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	96	\$2,499,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$193,164.89	A	Y	N	2	Y	Y	32
2027-110C	The Pointe at Mossy Oak	Walton	S	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	72	\$1,939,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$206,018.75	A	Y	N	2	Y	Y	55
2027-111C	Ekos Melbourne Landings	Brevard	M	Christopher L. Shear	MHP Melbourne Landings Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$201,281.06	A	Y	N	2	Y	Y	30
2027-112C	Ekos at the Springs	Seminole	M	Christopher L. Shear	MHP Seminole I Developer, LLC	F	97	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$208,561.61	A	Y	N	2	Y	Y	52
2027-113C	Avira at Gainesville	Alachua	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	74
2027-114C	Avira at Redstone	Okaloosa	M	Daniel F. Acosta	ACRUVA Equitable Housing Developers, LLC	F	72	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$297,500.00	B	Y	N	2	Y	Y	15
2027-115C	Bayside Pointe	Okaloosa	M	Brian Kimes	JES Dev Co, Inc.	F	82	\$2,600,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$235,284.15	A	Y	N	2	Y	Y	38
2027-116C	Orchard Springs	Columbia	S	Brian Kimes	JES Dev Co, Inc.	F	56	\$1,910,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$253,092.05	A	Y	N	2	Y	Y	29
2027-117C	High Croft	Citrus	M	Scott Macdonald	Blue Casa Developer, LLC	F	80	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	N	2	Y	Y	31
2027-118C	Vesta at Osowaw	Hernando	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$250,340.74	A	Y	N	2	Y	Y	36
2027-119C	City Center at St. Cloud	Osceola	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.L.P.	F	90	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$256,511.11	A	Y	N	2	Y	Y	34
2027-121C	The Courts at Carver Square	Flagler	M	Joseph Chambers	Flagler Redevelopment Partners, LLC; FCHA Affordable Development, LLC	F	84	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$220,549.50	A	Y	N	2	Y	Y	3
2027-122C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,800,000	1	N	Y	N/A	Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$223,125.00	A	Y	Y	1	Y	Y	72
2027-123C	Grove at Theater Road Phase 2	Hardee	S	Eric C. Miller	NDA Developer, LLC	F	40	\$1,837,379	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$326,800.82	B	Y	N	2	Y	Y	41
2027-124C	Osprey Grove Apartments	Marion	M	Brian Swanton	Gorman & Company, LLC	F	72	\$2,322,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	42
2027-127C	Ardent Run at Wildwood	Sumter	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstro ne	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	1
2027-128C	Congress Street Apartments	Pasco	M	C. Hunter Nelson	ECG Pasco II Developer, LLC	F	96	\$2,800,000	1	N	N		Y	N	N	N	N/A	N	N	10	N	Y	NC	\$216,431.25	A	Y	N	2	Y	Y	19
2027-129C	Robin Village	Brevard	M	Deion R. Lowery	DDER Development, LLC	F	80	\$2,530,000	1	N	N		Y	N	N	N	N/A	Y	N	10	Y	Y	NC	\$224,914.81	A	Y	Y	1	Y	Y	21
2027-130C	Tranquility at Blue Angel Crossing	Escambia	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	14
2027-131C	Ardent Run	Indian River	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	96	\$2,800,000	1	N	Y	Brownstro ne	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	64
2027-132C	Tranquility at Five Points	Santa Rosa	M	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; Nantahala Apartments, LLC	F	96	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$223,125.00	A	Y	N	2	Y	Y	35
2027-133C	Tranquility at Lake City	Columbia	S	Brian B. Waterfield	Timshel Hill Tide Developers II, LLC; AHF Development, LLC	E, Non-ALF	60	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$235,470.63	A	Y	N	2	Y	Y	62

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-134C	Heron House Apartments	Citrus	M	Brian Swanton	Gorman & Company, LLC	F	64	\$2,064,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$246,712.50	A	Y	N	2	Y	Y	60
2027-135C	Sanford Station Apartments	Seminole	M	J. David Heller	Sanford Station Developer LLC; WCZ Development LLC	E, Non-ALF	80	\$2,800,000	1	N	Y	N/A	N	N	N	Y	1	N	N	10	N	Y	NC	\$241,570.82	A	Y	N	2	Y	Y	10
2027-138C	Vesta at Gemini	Volusia	M	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	F	71	\$2,400,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$255,304.74	A	N	N	2	Y	Y	58
2027-139C	Ardent at Gulf Breeze	Santa Rosa	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	F	90	\$2,720,000	1	N	Y	Brownstone	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$231,200.00	A	Y	N	2	Y	Y	56
2027-140C	Kirkham Park	Volusia	M	Jonathan L. Wolf	Kirkham Park Developer, LLC	F	80	\$2,800,000	1	N	Y	Wendover	N	N	N	N	N/A	Y	N	10	N	Y	NC	\$249,007.50	A	Y	Y	1	Y	Y	6
2027-141C	Suntree Commons	Brevard	M	Benjamin Nayberg	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	F	82	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$272,546.10	B	Y	N	2	Y	Y	61
2027-142C	Bayou Bend Residences	Pasco	M	Kenneth Naylor	Bayou Bend Residences Development, LLC	F	92	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$239,574.67	A	Y	N	2	Y	Y	33
2027-144C	Solara at DeFuniak	Walton	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	54	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$278,860.97	A	Y	N	2	Y	Y	67
2027-145C	The Residences at Pleasant Hill	Osceola	M	Kenneth Naylor	The Residences at Pleasant Hill Development, LLC	F	88	\$2,800,000	1	N	N		N	N	N	N	N/A	Y	N	10	N	Y	NC	\$245,867.77	A	Y	N	2	Y	Y	51
2027-146C	Solara at Lake City	Columbia	S	Elzie L. Higginbottom	Hope Housing Alliance, Inc. ; East Lake Management & Development Corp.	E, Non-ALF	56	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$272,312.98	A	Y	N	2	Y	Y	5
2027-147C	Ekos DeBary Station	Volusia	M	Christopher L. Shear	MHP DeBary Station Developer, LLC	F	96	\$2,800,000	1	N	N		N	N	N	Y	1	Y	N	10	N	Y	NC	\$223,125.00	A	N	N	2	Y	Y	68
2027-148C	Sandhill Grove Apartments	Pasco	M	Thom Amdur	Sandhill Grove Developer LLC	F	72	\$2,114,842	1	N	N		N	N	N	N	N/A	N	Y	10	N	Y	NC	\$208,972.83	A	Y	N	2	Y	Y	69
2027-149C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$625,487	1	N	Y	N/A	N	N	N	N	N/A	N	N	10	N	N	A/R	\$65,537.52	A	Y	N	2	Y	Y	53

Ineligible Applications

2027-085C	Sugg Redevelopment	Manatee	M	Darren Smith	Fortis Sugg Redevelopment Developer, LLC; HACB Developer, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	N	10	N	Y	NC	\$244,442.36	A	Y	N	2	Y	Y	57
2027-103C	Madison Grove II	Osceola	M	Patrick E. Law	ARD Madison Grove II, LLC; New South Residential, LLC	E, Non-ALF	80	\$2,800,000	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$237,214.23	A	N	Y	2	Y	Y	40
2027-108C	WaterVue at Lake Geneva	Lake	M	Kevin A. Wenrich	Atlantic Housing Partners, L.L.L.P.	F	92	\$2,800,000	1	N	N		Y	N	N	N	N/A	Y	N	10	N	Y	NC	\$255,000.00	A	N	Y	1	Y	Y	8
2027-120C	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	72	\$2,800,000	1	N	N		Y	N	Y	N	N/A	Y	Y	10	N	Y	NC	\$257,307.75	A	Y	N	2	Y	Y	54
2027-125C	Warrington Senior Living	Escambia	M	Michael Ruane	Heartland Development Group LLC; CORE Warrington Senior Developer LLC	E, Non-ALF	96	\$2,800,000	1	N	N		Y	N	Y	N	N/A	N	Y	10	N	Y	NC	\$212,463.34	A	Y	N	2	Y	Y	13
2027-126C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	120	\$2,800,000	1	N	N		Y	Y	Y	N	N/A	N	N	10	N	Y	NC	\$192,750.25	A	Y	N	2	Y	Y	26

RFA 2026-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	9% HC Request Amount	Priority Level	PHA Area of Opportunity	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for LGAO Goal?	LGAO/ continuous support since 2024?	LGAO/ continuous support since 2025?	Qualifies for the SunRail Goal?	Level of SunRail Station	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	NP Goal?	Total Points	LGAO - lower preference?	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualifies as a Permit Ready Application?	Permit Ready Tier status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-136C	Lang Milian Phase I	Monroe	S	Darren Smith	SHAG Lang Milian Developer, LLC; Key West Housing Development Corporation	F	48	\$1,944,030	1	N	N		N	N	N	N	N/A	N	N	10	N	Y	NC	\$265,949.58	A	Y	N	2	Y	Y	25
2027-137C	Lakeshore Ridge	Leon	M	Michael Ruane	Heartland Development Group LLC; CORE Lakeshore Ridge Developer LLC	F	84	\$2,690,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$230,352.82	A	Y	N	2	Y	Y	16
2027-143C	Cypress Grove	Alachua	M	Michael Ruane	Heartland Development Group LLC; CORE Cypress Grove Developer LLC	F	84	\$2,650,000	1	N	N		N	N	N	N	N/A	Y	Y	10	N	Y	NC	\$223,471.75	A	Y	N	2	Y	Y	50

Florida Housing Finance Corporation Past Due Report As of 07/29/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
350 NW LLC Robert Herrera	Labre Place	350 NW LLC	350 NW, LLC; CH Labre Place Manager, LLC; Camillus House, Inc.; CH Labre Place, LLC	SAIL 2006-074CS TCEP 2009-063CTX	Miami-Dade	\$4,000,000 \$19,188,358	First Third	FHDC/SA	SAIL - Loan Matured 7/30/2025. 10/24/25 Board approved a 15-year extension. Documents are being prepared by counsel. FHFC sent latest Demand Letter on 6/30/2026.
400 Rosemary Ave Owner LLC Jordan Rathlev	Ballet Villages I	400 Rosemary Ave Owner LLC	400 Rosemary Ave Owner LLC; 400 Rosemary Mezz LLC; Related Ross LLC; Jordan Rathlev	HOME 93HR-001 HC 1994L-012	Palm Beach	\$555,000 N/A	Second	FHFC	Loan paid in full - HOME - Owes \$250.00 late filing fee for 2025 AFS/SR1.
Ability Housing, Inc. Reggie Fullwood	Village at Hyde Park (Londontowne Lane)	Ability Londontowne, LLC	Ability Londontowne, LLC; Ability Londontowne MM, LLC; Ability Housing, Inc.	SAIL 2017-256CSN NHTF 2017-256CSN HC 2017-256CSN	Duval	\$2,865,000 \$1,452,286 N/A	First Second	FHDC	SAIL - Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26.
Alpha and Omega Freedom Ministries, Inc. Lorraine Gillespie	Hannah House	Alpha and Omega Freedom Ministries, Inc.	Alpha and Omega Freedom Ministries, Inc.	SAIL 2008-01-07R	Hardee	\$1,577,186	Second	FHFC/SA	SAIL - Loan Matured 4/28/2026. FHFC sent latest Demand Letter on 6/30/2026. Past due for T&I payments and R&R payments. Amount drawn: \$1,577,186.00
AMR at Pensacola, Inc. James Reeves	Lillian Housing	AMR at Pensacola, Inc	AMR at Pensacola, Inc; Kevin Hagen; Alicia Christy; Hal George; Victor Bindi; James Warwick; Gus Allen; Katin Davis; Cedric Alexander; Maggie Davis	HOME 97HR-011	ESCAMBIA	\$427,000	2ND	FHFC	HOME - Payment received 7/31/2026. Owes late fee i/a/o \$59.31
Avanath Wellington, LLC Wesley Wilson	Wellington Woods	Avanath Wellington, LLC	Avanath Wellington, LLC	SAIL 1992L-054 HC 2016-144C	Osceola	\$1,520,000 N/A	N/A	FHDC	SAIL - Owes 2026 annual HC compliance monitoring fee of \$11,718.90 plus a 5% late fee of \$585.95 due 3/31/2026. Reminder notice sent 7/2/2026.
Biscayne Housing Group, LLC Hilda Fernandez	Emmaus Place	Emmaus Place, Inc.	Emmaus Place, Inc.; Richard Macphee; Thomas Hill; Thomas Osorio; Nicholas Foran	DEMO 2006 01-02YFC	Miami-Dade	\$900,000	First	FHFC/SA	DEMO - Loan Matured 12/29/25. Amount drawn \$811,931.03. FHFC sent latest Demand Letter on 6/30/2026.
Brannon Group, L.C. D. Reid Brannon	Keys I & II	The Brannon Group, LC.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-021 HC 1991L-066	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2024 annual interest payment of \$133,308.00 plus a 5% late fee of \$6,665.40 due 9/3/2025. Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26. Borrower has failed to remit RR deposits for January through June 2026. RR deposits are past due approximately \$6,000.00 through 6/30/2026. Reminder notice sent 7/23/26.
	The Keys III	The Brannon Group, L.C.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-022 HC 1996L-019	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2024 annual interest payment of \$133,308.00 plus a 5% late fee of \$6,665.40 due 9/3/2025. Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26. Borrower has failed to remit RR deposits for January through June 2026. RR deposits are past due approximately \$6,000.00 through 6/30/2026. Reminder notice sent 7/23/26.
Carlisle Group (Circle, Inc. Arthur Fletcher	Alabaster Gardens	Carlisle Group and Circle, Inc.	Alabaster Gardens, Ltd.; Alabaster gardens, LLC; Carlisle Group, LLC; Lloyd J. Boggio; SunAmerica Housing Fund 1378; Circle, Inc.	MMRB 2006 Series E SAIL 2004-032BS HC 2006-505C	Monroe	\$9,000,000 \$4,000,000 N/A	Second	SMG	SAIL Loan - past due for 2025 annual servicing fees due to Seltzer on 3/15/26 in the amount of \$9,541.00. Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26
Carrfour Supportive Housing Inc. Stephanie Berman- Eisenberg	Little River Bend (fka City View Apartments)	City View Apartments, Inc.	City View Apartments, Inc.; Carrfour Supportive Housing Inc.; Stephanie Berman; Stephen Danner; Timothy Martorella; Caetano Lopes; Carol Fine; Jose Vila	DEMO 2001 08-005HL	Miami-Dade	\$1,500,000	Second	FHFC/SA	DEMO - Loan Matured 3/31/26. Amount drawn \$1,500,000.00. At the 6/26/2026 Board meeting a 1-year extension was approved and document modifications are being prepared by counsel. FHFC sent latest Demand Letter on 6/30/2026.
CEDO Housing Development Corp. Al Gunn	Omega Villas	CEDO Housing Development Corp.	CEDO Housing Development Corp.; Daniel Wells; Geraldine Smith; Brenda Banks; Kerwyn Wilson; Audria Flowers; Ida Thompson; Cleveland Kelly Jr.; Al Gunn	SAIL 2000-107S	Gadsden	\$2,490,000	Second	FHFC/SA	SAIL - Loan matured 12/31/23. FHFC sent latest Demand Letter on 6/30/2026. Amount drawn is \$2,490,000.00. Special Assets staff working with Borrower on refinancing.

Exhibit 4

Florida Housing Finance Corporation Past Due Report As of 07/29/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Centennial Holdings (Buckner) LLC Angela King	CHS - Buckner	Children's Home Society of Florida	Centennial Holdings (Buckner) LLC; Children's Home Society of Florida, Andry Sweet; Kymberly Cook; Barbara McDonald; Ron ~~Prison Towers Demage~~	DEMO 2006 01-04YFC	Duval	\$249,000	First	FHFC	DEMO - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.
CHS St. Mary Towers Development, LLC & SHAG St. Mary Towers Developer, LLC Darren Smith	St. Mary Towers	St. Mary Towers Apartments, LLLP	St. Mary Towers Apartments, LLLP; CHS St. Mary Towers, Inc.; SHAG St. Mary Towers, LLC; Darren Smith; Timothy Henzy; CHS St. Mary Towers Development, LLC; Catholic Health Services, Inc.; SHAG St.	SAIL 2023-019S ELI 2023-019S HC 2022-519C	Miami-Dade	\$1,770,746 \$750,000 N/A	Second Third	FHDC	SAIL - Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26.
Community Coalition of South Dade, Inc.	CCSD Goulds Homes	Community Coalition of South Dade, Inc.	Community Coalition of South Dade, Inc.; Raymond Simmons; Trevor Forbes; Debora Taylor; Angus Brooks; April Hinds; ~~Continued Endorse~~	PLP 2022-002P-09	Miami-Dade	\$540,000		FHFC/SA	PLP - Loan matured 7/22/26. Amount drawn: \$389,733.33. FHFC sent Matured Demand Letter on 7/22/26.
Community Enterprise Investments, Inc. Robin Kingery	Townsend Terrace	Community Enterprise Investments, Inc.	Community Enterprise Investments, Inc.	HOME 2004-005H	Escambia	\$264,000	Second	FHDC/SA	HOME - Loan Matured 9/30/2025. FHFC sent latest Demand Letter on 6/30/2026.
CORE Hawthorne Heights Developer LLC Shaun Mosheim	Hawthorne Heights	CORE Hawthorne Heights LLLP	CORE Hawthorne Heights LLLP; National Community Renaissance of Florida, Inc.; CORE Hawthorne Heights Developer LLC; National Community Renaissance of ~~California~~	MMRN 2024-001BSN SAIL 2024-001BSN ELI 2024-001BSN NHTF 2024-001BSN HC 2023-520C	Alachua	\$13,000,000 \$7,225,000 \$569,600 \$870,000 N/A	First Second Second Third	FHDC	MMRN - Owes a 5% late fee of \$21.00 for late payment of draw processing fee due 6/8/2026. Reminder notice sent 7/23/26.
Creative Choice Homes Yashpal Kakkar	Andros Isle aka Vista Palms	Creative Choice Homes	Creative Choice Homes XI, Ltd., Creative Choice Homes XI Inc.; Creative Choice Homes, Inc.; Vista Palms Investment Holding LLC; Dr. Paresh Desai Laura JoAnne Pinero; NB Holdings Management, ~~LLC~~	SAIL 2001-060S ELI 2010-16-26R SMI #27 HC 2001-533C HC 2022-555C	Lee	\$2,000,000 \$3,450,000 \$491,274 N/A N/A	Credit Enhancement /Second	SMG/SA	SAIL - Loan Matured on 3/31/26. FHFC sent latest Demand Letter on 6/30/2026. SMI - Loan matured 3/31/26. FHFC sent latest Demand Letter on 6/30/2026.
	Cayo del Mar fka Stock Island	Creative Choice Homes	Creative Choice Homes XXVI, Ltd., Creative Choice Homes XXVI Inc.; Creative Choice Homes, Inc.; Dilip Barot; Cayo del Mar 2022, ~~LLC~~	SAIL 2003-025CS HC 2003-025CS	Monroe	\$2,000,000 N/A	Credit Enhancement /Second	SMG	SAIL - Loan Matured on 10/1/25. FHFC sent latest Demand Letter on 6/30/2026.
	Marina Del Ray	Creative Choice Homes, Inc.	Creative Choice Homes XXVIII, LTD Creative Choice Homes XXVIII, Inc. Creative Choice Homes, Inc ~~Dilip Barot~~	SAIL 2002-026CS HC 2002-026CS	Citrus	\$1,100,000 N/A	Second	AmeriNat/SA	MATURED - June 11, 2025. FHFC sent Demand Letter on 6/30/2026.
	Mariner's Landing	Creative Choice	Creative Choice XXIX, Ltd.; Creative Choice XXIX, Inc.; Dilip Barot; Mariners Landing 2023, ~~LLC~~	SAIL 2003-023CS HC 2003-023CS	Lee	\$860,000 N/A	Second	SMG	SAIL loan matured 11/12/25. FHFC sent latest Demand Letter on 6/30/2026.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	East Little Havana Community Development Corporation	Rio Towers ELHCDC, LLC, a Florida limited liability company, successor by conversion to Rio Towers, Ltd.	SAIL 1991-029S HC 90L-031	Miami-Dade	\$800,000 N/A	N/A	FHDC	HC - Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26. HC - Owes FHFC HC compliance monitoring fees i/a/o \$14,250. Last contacted the owner on 12/2/2025. Owner has requested a payoff of their SAIL loan. Future CM will need to be ~~calculated and collected~~

**Florida Housing Finance Corporation
Past Due Report
As of 07/29/2026**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Florence Villa Community Development Corporation Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.; Florence Villa Community Development	Florence Villa Community Development Corporation, Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$76,359	Second	FHFC/SA	PLP - Loan Matured on 3/11/14. FHFC sent latest Demand Letter on 6/30/2026. Amount drawn is \$76,358.94.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc.	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
Grove House of Jacksonville, Inc. Mary Kay O'Rourke	Grove House Scattered Sites (2001)	Ability Housing, Inc.	Grove House of Jacksonville, Inc.; Ability Housing, Inc.; Gregory Matovina; John Jacob R Peek; Reginald Fullwood; Mary K O'Rourke; Mellissa Slover-Athey; Thomas J Daly Jr; Kathy M Wells	DEMO 2001 07-003DD	Duval	\$499,545		FHFC	DEMO - Past due for principal payment due 6/7/26 and late fee i/a/o \$1,748.46
Hallmark Companies, Inc Martin Peterson	Pine Terrace	Pine Terrace-Callahan, LP	Pine Terrace-Callahan, LP Hallmark Pine Terrace, LLC The Hallmark Companies, Inc Martin H. Petersen	TCEP 2010-016CX HC 2009-413C	Nassau	\$3,150,000 N/A	Second	AmeriNat	TCEP - Loan Matured - February 1, 2026 TCEP - Received partial payment i/a/o \$125.00 on 7/29/2026. Owes \$250 late fee for Failure to submit 2025 Audited Financials and SR-1 form by 04/30/2026. Late fee invoice sent out on 05/5/2026. Reminder email sent on 7/28/2026.
	Live Oak Homes	Hallmark Companies, Inc.	Hallmark Development Services, LLC; Live Oak - Meadows, L.P.	TCEP 2010-019CX HC 2009-141C	Suwannee	\$4,350,000 N/A	Second	SMG/FHFC	TCEP - Received partial payment i/a/o \$125.00 on 7/27/2026. Owes \$250 late fee for Failure to submit 2025 Audited Financials and SR-1 form by 04/30/2026. Late fee invoice sent out on 05/5/2026. Failure to submit 2025 audited financials. Sent reminder email on 7/28/2026.
Halo Homes, LLC Harry Maxwell	Maxwell Manor II	Halo Properties, Inc.	Halo Properties, Inc.; Halo Homes, LLC; Harry Maxwell, Lori Maxwell	HOME 2003-133H Non-conforming 2003-133NLP	St Johns	\$2,496,000 \$582,340	Second First	FHFC/SA	HOME - Loan Matured 3/27/26. FHFC sent latest Demand Letter on 6/30/2026. Amount drawn \$2,432,453.21. Non-conforming - Loan matured 3/27/26. FHFC sent latest Demand Letter on 6/30/2026. Amount drawn \$582,339.54; current UPB: \$370,971.53
Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Promenade at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-006P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan Matured 3/31/24. Amount drawn: \$194,188.65. Board approved one year extension on 2/2/2024. First Mortgage to proceed with foreclosure and judicial sale.
Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Townhomes at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-007P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan Matured 3/31/24. Amount drawn: \$750,000.00. Board approved one year extension on 2/2/2024. First Mortgage to proceed with foreclosure and judicial sale.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
Housing Preservation Trust, Inc. Michele Bradvarevic	Eclipse	Eclipse West Associates LTD	Eclipse West Associates, LTD Reliance-Eclipse West, LLC Brickell-Heights, LLC James F. Ellis	RRLP 2007-015C Supp 2007-015C HC 2007-015C	Broward	\$4,316,235 \$1,715,000 N/A	Second	AmeriNat/SA	MATURED - September 1, 2025 - 10/24/2025 Board approved a 5-year extension. Documents being prepared by counsel. FHFC sent latest Demand Letter on 6/30/2026
In The Pines, Inc. Scott McCleneghen	In The Pines South	In The Pines, Inc.	In The Pines, Inc.	SAIL 2000-025S	Palm Beach	\$1,346,710	First	FHDC	SAIL - Servicer received payment on 8/4/2026. Owes 2025 SAIL late filing fee i/a/o \$500.00 due 7/5/2026. Reminder notice sent 7/23/26.

Florida Housing Finance Corporation Past Due Report As of 07/29/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
InVictus Development, LLC Paula M Rhodes	Paramore Oaks II	Paramore Oaks Phase Two, LLC	Paramore Oaks Phase Two, LLC IVD Paramore Two, LLC InVictus Development, LLC ADC Communities II, LLC Alliant ADC, Inc. Paula McDonald Rhodes Richard E. Cavalieri Shawn Horwitz	CDBG-DR 2020-055BD	Orange	\$5,700,000.00	Second	AmeriNat	PAST DUE INVOICE: Past Due Invoice 2025 AFS & SR -1 Late Fee \$500.00 due 7/2/2026
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings,	SAIL 2000-067S HC 2004-519C	Alachua	\$1,025,000 N/A	Second	SMG	Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26
JJWIN LLC Jeffrey Weibel	Studio Concord	JJWIN LLC	Alpha Realty Group	HC 93L-083	Orange	N/A	N/A	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,100. Last contacted the owner on 2/24/26.
JPC Charities Oron Zarum	Peachtree Commons (fka Twin Oaks Villas)	JPC Charities	Peachtree FL LLC, Aloft MGT LLC	HC 92-091	Escambia	N/A	N/A	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,250. Last contacted the owner on 1/23/2024. Per Special Assets, this development is in receivership. EUA terminated 12/5/2024.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Ivy Chase Apartments, Ltd.	Gail W. Curtis	HC 93L-086	Pasco	N/A	N/A	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$4,200. Last contacted the owner on 11/27/2017. Monitoring ended 12/31/17. Final Judgement of Foreclosure was executed on 3/12/2018.
MFK/REVA Development, LLC Don Patterson	Boulevard Art Lofts	Blvd Art Lofts, LLC	MFK/REVA Development, LLC; Blvd Art Lofts LLC; Don Patterson	PLP 2014-002P-09	Broward	\$360,315	First	FHFC/SA	PLP - Loan Matured 2/18/24. Amount drawn: \$360,314.78. FHFC sent latest Demand Letter on 6/30/2026.
NANA & CRC Affordable Housing LLC Leroy Jones	Little Haiti Towers	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-010P-09	Miami-Dade	\$500,000	First	FHFC/SA	PLP - Loan Matured 3/11/25. Amount drawn \$300,920.50. FHFC sent latest Demand Letter on 6/30/2026. In House Legal still has on HOLD.
	NANA City Homes	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-015P-09	Miami-Dade	\$500,000	First	FHFC/SA	PLP - Loan Matured 8/1/25. Amount drawn \$249,547.71. FHFC sent latest Demand Letter on 6/30/2026.
Neighborhood Housing Foundation, Inc.	Liberty City Homes	Neighborhood Housing Foundation, Inc.	Neighborhood Housing Foundation, Inc.; Steve Blazekovic	PLP 2020-007P-09	Miami-Dade	\$664,390		FHFC/SA	PLP - Loan matured 7/1/26. Amount drawn: \$569,490.47. FHFC sent Demand Letter 6/30/2026
New Columbia Residential, LLC James Grauley	Columbia Gardens at South City fka Magnolia Family	New Columbia Residential, LLC	Country Club Magnolia Family, LP; Columbia Magnolia Family Partners, LLC; New Affordable Housing Partners, LLC; THA Magnolia Family, LLC; Tallahassee Housing Authority; James S. Grauley; RBC-Magnolia, LLC; RBC Community Investments Manager II, Inc.	SAIL 2020-390SN ELI 2020-390SN NHTF 2020-390SN HC 2019-568C	Leon	\$5,611,577 \$600,000 \$1,113,000 N/A	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 SR-1 and Audited Financial Statements by 5/31/26
New Life Christian Fellowship Rita Pritchett	Hillcrest	New Life Christian Fellowship		FDIC-AHDP	Brevard	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$389.40. Last contacted the owner 4/3/23.

**Florida Housing Finance Corporation
Past Due Report
As of 07/29/2026**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
New Urban Development Keith Franklin	Superior Manor II	New Urban Development	Superior Manor Phase II, LLC; SMA II Manager, LLC; New Urban Development LLC; Red Stone Equity - Fund 68 LP; Red Stone Equity Manager, LLC	SAIL 2020-394S ELI 2020-394S HC 2019-557C	Miami Dade	\$3,000,000 \$600,000 N/A	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 SR-1 and Audited Financial Statements by 5/31/26
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merriyar	SAIL 1998-049S	Gadsden	\$1,430,000	First	FHFC/SA	SAIL - Owes late fees totaling \$2,400.00 for late payments from Aug, 2024 through Jul 2026 P&I. Owes Aug 2025 through Jul 2026 P&I totaling \$23,000.00. Owes late filing fees for 2024 and 2025 AFS/SR1 i/a/o \$1,000.00. Owes annual interest plus late fee for FY 2023 through FY 2024 i/a/o \$30,030.00. Owes 2025 and 2026 permanent loan servicing and late fees i/a/o \$1,050.00
Oakwood Manor, LLC Vito Difronzo	Oakwood Manor (Bear Creek II - Bartow)	Oakwood Manor, LLC		FDIC-AHDP	Polk	N/A	N/A	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$10,240.86 due 3/15/22. Last contacted 2/2/2022. The owner has refused to pay fees and we have ceased monitoring effective 4/26/2022 to eliminate future fees.
Okeechobee Non Profit Housing, Inc. Jessie Vasquez Sr.	El Mira Sol Gardens	Okeechobee Non-Profit Housing, Inc.	Okeechobee Non-Profit Housing, Inc.	HOME 2001-029H	Okeechobee	\$975,000	Second	FHDC/SA	HOME - Loan Matured 7/31/2023. FHFC sent latest Demand Letter on 6/30/2026.
Osceola County Council on Aging, Inc. Wendy Ford	Tracey Manor	St. Cloud Hearts and Homes, Inc.	St. Cloud Hearts and Homes, Inc.; Osceola County Council on Aging, Inc.; Wendy Ford; Denita Pimienta; Vianca McCluskey; Sonya Deese Byrnes; Robert Husband; George Seda; Ulysses Escobar; John Medina; Alex Rodriguez	HOME 95HR-002	Osceola	\$503,861	Second	FHFC/SA	HOME - Loan Matured 2/28/26. Amount drawn \$503,861.00, current UPB: \$410,295.18. FHFC sent latest demand letter on 6/30/2026. Past due for annual principal payment plus late fee i/a/o \$25,520.15
Pacifica Companies LLC Deepak Israni	Mira Lagos	Pacifica Mira Lagos LLC		HC 91L-043	Manatee	NA	NA	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,150. Last contacted the owner on 2/24/26. Received payment for 2026 4/20/2026. 2025 fees remain outstanding.
Pacifica Edisto Lake, LLC Angie Draycott	Lago del Sol (Edisto Lake)	Pacifica Edisto Lake, LLC	Pacifica Edisto Lake, LLC	SAIL 1994-042S HC 95L-006	Lee	\$2,822,781 N/A	Second	FHDC	SAIL - Owes a 5% late fee of \$15.00 for late payment of annual SAIL compliance monitoring fee due 1/31/2026. Reminder notice sent 7/22/2026.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.
Polk County Housing Developers, Inc Benjamin J Stevenson	Villas at Lake Bonnet	Bonnet Shores, LLLP	Bonnet Shores, LLLP Bonnet Shores GP, Inc. Polk County Housing, Inc. Polk County Housing Developers, Inc.	TCAP 2009-034CT HOME 2009-034CT HC 2009-034CT	Polk	\$3,819,255 \$131,028 N/A	Second	AmeriNat/SA	HOME - Loan matured 5/27/26. FHFC sent latest demand letter on 6/30/2026.
Preservation of Affordable Housing, Inc Aaron Gornstein	Cutler Manor	Preservation of Affordable Housing, Inc	POAH CM Landowner LLC; Preservation of Affordable Housing LLC;	SAIL 2001-036S	Miami Dade	\$2,661,095	First	SMG	SAIL Loan - past due for 2025 annual servicing fees due to Seltzer on 3/15/26 in the amount of \$12,073.74. Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26.
	Cutler Manor II	Preservation of Affordable Housing, Inc	POAH CMII AM Landowner LLC; Preservation of Affordable Housing LLC;	SAIL 2021-221SN ELI 2021-221SN NHTF 2021-221SN HC 2020-531C	Miami Dade	\$3,000,000 \$600,000 \$3,700,000 N/A	First	SMG	SAIL Loan - past due for 2025 annual servicing fees due to Seltzer on 3/15/26 in the amount of \$20,707.40. Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26.
Quiet Waters fka McCurdy Center-	Quiet Waters	Affordable Housing Institute, Inc., Quiet Waters Developer, LLC Winata	Quiet Waters Preservation, LP	2005-106CS HC 2005-106CS HC 2024-560C	Palm Beach	\$1,750,000 N/A N/A	First	SMG	Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26.
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.

Florida Housing Finance Corporation Past Due Report As of 07/29/2026									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Real Estate Management, LLC, cont. Richard Willie	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	N/A	N/A	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
Renaissance Preserve Developers, LLC Marcia Davis	The Homes of Renaissance Preserve	Renaissance Preserve II, LLLP	Renaissance Preserve II, LLLP; Renaissance Preserve II, LLC; Housing Authority of the City of Fort Myers; Renaissance Preserve Developers, LLC	TCEP 2009-059CTX TCAP 2009-059CTX TCAP Supp 2009-059CTX HOME 2009-059CTX	Lee	\$12,296,371 \$126,775 \$850,000 \$95,107	First First Third Third	FHDC	TCAP - Owes a 5% late fee of \$26.56 for late payment of quarterly permanent loan servicing fee due 4/30/26. Reminder notice sent 7/22/2026.
	The Homes of Renaissance Preserve II	Renaissance Preserve III, LLLP	Renaissance Preserve III, LLLP; Renaissance Preserve III, LLC; Housing Authority of the City of Fort Myers; Renaissance Preserve Developers, LLC	TCEP 2010-027CX	Lee	\$2,995,000	First	FHDC	TCEP - Owes a 5% late fee of \$27.85 for late payment of quarterly permanent loan servicing fee due 4/30/26. Reminder notice sent 7/22/2026.
Sandcastles Foundation, Inc. Jessica Criss	Sandcastle Manor	FBC Holdings, LLC Sandcastles Foundation	Sandcastles Foundation, Inc.; FBC Holdings, LLC; MTF Holdings, LLC; Panhandle Affordable II, LLC; Michael McPhillips; Martin C. Flynn	HOME 2022-244H VIA 2023-237V	Bradford	\$5,544,000 \$1,740,000	Second	SMG	Past due for late filing fee in the amount of \$500.00 for failure to submit 2025 Audited Financial Statements by 5/31/26.
Seville Farm Family Housing Association, Inc. James Register	New Hope Villas	Seville Farm Family Housing Association, Inc.	Seville Farm Family Housing Association, Inc.; James W. Register Jr.	SAIL 99S-072	Volusia	\$2,877,785	Second	SMG	SAIL- 2024 -past due for SAIL interest late charge in the amount of \$932.15.
Society of St. Vincent De Paul South Pinellas, Inc. Michael A. Raposa	Ozanam Village	Society of St. Vincent De Paul South Pinellas, Inc.	Society of St. Vincent De Paul South Pinellas, Inc.	SAIL 2015-226S ELI 2015-226S	Pasco	\$4,683,000 \$309,360	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 2/28/26
	Ozanam Village II	Society of St. Vincent De Paul South Pinellas, Inc. Ability Housing, Inc.	Society of St. Vincent De Paul South Pinellas, Inc.	SAIL 2016-274S ELI 2016-274S	Pasco	\$4,900,000 \$100,000	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 2/28/26
	Ozanam Village III	Society of St. Vincent De Paul South Pinellas, Inc. Ability Housing, Inc.	Society of St. Vincent De Paul South Pinellas, Inc.	SAIL 2017-169S	Pasco	\$5,000,000	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 2/28/26
Southport Financial Services, Inc. Brianne Heffner	Highland Palms	SP Highlands LP	SP Highlands LP; SP Highlands GP Inc.; J. David Page	SAIL 2007-109CS Supp 2007-109CS HC 2008-002C	Highlands	\$2,640,000 \$425,000 N/A	Second Second	FHDC/SA	SAIL - Loan Matured 6/11/2026. FHFC sent Demand Letter 6/30/2026
The Thirty-Four Ways Foundation, Inc. Michael McKenzie	34 Ways Homeownership Scattered Sites	The Thirty-Four Ways Foundation, Inc.	The Thirty-Four Ways Foundation, Inc.; Michael McKenzie; Rachel McKenzie; Tammara McDonald; Mechelle Murray; Cherie Goins; Phillip Collins	PLP 2022-001P-09	Miami-Dade	\$350,000		FHFC/SA	PLP - Loan Matured 3/20/26. 1/10/2026 Board approved a one year extension. Documents are being prepared by counsel. FHFC sent latest Demand Letter on 6/30/2026.
WYN161, LLC Harold Calle	VOA Broward II	WYN161 LLC	WYN161, LLC; Harold Calle; Patricia Calderon	HOME 92HR-019-2	Broward	\$79,874	First	FHFC	HOME - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.
YMP Real Estate Management, LLC Moshe Popack	Center Court	YMP Center Court, LLC	YMP Center Court, LLC	HC 96L-511	Miami Dade	N/A	N/A	SMG	PAST DUE INVOICE: Annual HC Compliance Monitoring Fee \$1,850.00 due 1/31/2026 paid 7/17/26 but the 1.5 % late fees of \$82.11 due 5/1/2026, \$30.49 due 6/1/26 and \$32.91 due 7/1/26 not paid. Reminder sent 7/21/26.

Florida Housing Finance Corp. Insurance Deficiency Report as of 07/29/2026													
Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
Camillus House, Inc. Sam Gil	Cedar's Court (Ika Shepherd's Court)	Shepherd's Court, LLC Camillus House, Inc. Biscayne Housing Group LLC Gonzalo DeRamon Michael C. Cox	RFP 2009-04 / 2009-044CTX	Miami-Dade	\$5,280,000 \$17,104,805	First Second	AmeriNat	Property/Umbrella	6/1/2027	\$43,677,840	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines. 1. Property Coverage: The property insurance is currently covered under a master policy and was placed on a financed payment agreement. AmeriNat advised the borrower that FHFC does not permit financed insurance premiums. We discussed several alternative options with the borrower. According to the insurance agent, the property is being removed from the master policy and placed under a separate policy. AmeriNat has not yet received the new ACORD certificate to verify that the replacement policy meets FHFC insurance requirements. 2. Umbrella Policy: The renewed umbrella policy does not list FHFC as an additional insured, as required. Compliance notification provided 6/24/2026, 6/26/2026, 7/16/2026, 7/20/2026, 7/28/2026.
Catholic Charities Housing, Inc. Frank V. Murphy III	Pinellas Hope V Apartments	Catholic Charities Housing Inc.,	ELI RFP 2014-102 / 2014-343P BASE RFP 2014-102 / 2014-343P	Pinellas	\$1,050,000.00 \$1,600,000.00	First	SMG	Property Liability	04/30/2026	\$9,270,000 \$1,000,000	\$15,000	\$15,000	Self Insured through Catholic Mutual Relief Society of America. This is not a rated insurance underwriter as well as they have responded to attempts to get accord 28 form and a rating advising they are not rated and not an insurance company. They are a non-profit that provides coverage to the Diocese. Currently being reviewed by EHEC
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers ELHDC, LLC successor by conversion from Rio Towers, Ltd.; East Little Havana Community Development Corporation	SAIL 1991-029S	Miami-Dade	\$800,000	First	FHDC	Property	6/13/24 Expired	N/A	N/A	\$0	Property Insurance has expired.
H.A.N.D.S. of Central Florida Jill McReynolds	Green Gables	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 97HR-005	Orange	\$1,179,728	Second	AmeriNat	Property/GL	6/1/2027	\$7,173,750	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024, 6/11/2025, 5/27/2026.
	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265	Second	AmeriNat	Property/GL	6/1/2027	\$5,092,500	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024, 6/11/2025, 5/27/2026.
Rural Neighborhoods, Incorporated Steven Kirk	Casa OMICA (Casa Juarez)	Casa Juarez, LLC; Everglades Housing Trust, Incorporated; Rural Neighborhoods, Incorporated	SAIL 2018-328S	Miami-Dade	\$5,992,000	First	FHDC	Property Flood	8/22/2026 11/16/2026	\$5,920,560 \$500,000	\$25,000 N/A	\$0	The property is located in Flood Zone A and does not have Excess Flood secured.
Spinal Cord Living-Assistance Development, Inc. Pedro Rodriguez	Park Place	Spinal Cord Living Assistance Development, Inc. a Florida Non-Profit Corporation	HOME 1995HR-004	Dade	\$1,372,677	First Second	SMG	WC	1/1/2026	\$1,000,000	\$2,500	\$2,500	Failure to provide adequate Workers Comp.

FHFC Foreclosure Report as of 07/29/2026											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
American Opportunity for Housing, Inc.	Dovetail Villas II	AOH-Dovetail Villas LLC	HC 93L-004	Orange	N/A	N/A	FHDC	160	160 @ 60%	10/15/2014	N/A
	The Regents	AOH-Regent Limited Partnership	Bonds MR2006J HC 2006-509C	Duval	\$14,630,000 N/A	First	AmeriNat	304	85 @ 60	5/17/2011	N/A
Bay Equity Investments, Inc.	Magnolia Pointe-Cedar Grove	Ronnie H. Adams	HOME 96HR-021 HC 96L-054	Bay	\$625,000 N/A	Second	FHDC	100	20% @ 45% 20% @ 50% 60% @ 60%	10/6/2015	\$480,903
BECO Properties Inc. Robert Betterman	President's Walk	N/A	Bonds MR 1983 B	Palm Beach	\$2,550,000	First	FHDC	59	N/A	6/16/1905	N/A
Benchmark Maggie Shotwell	Walker Avenue	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	Bonds MR 2000 L1-2 HC 2000-533C	Indian River	\$8,945,000 N/A	First	FHDC	172	50 @ 60 100 @ 60	12/1/2009	N/A
Blackwater Housing Corporation Michael Kent	Park Place - Milton	Blackwater Housing Corporation	Michael Kent	FDIC-AHDP	Santa Rosa	NA	NA	50	20% @ 50% (10 units) 15% @ 805 (8 units)	2/7/2018	N/A
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	N/A	100 @ 80	6/26/2012	N/A
C. J. Communities, Inc. Charles Erdman	Turtle Creek	Turtle Creek, Ltd., J.C. Housing, Inc.	Bonds MR 1996 C HC 97L-507	Collier	\$13,500,000 N/A	First	SMG	268	40 @ 60 100 @60	5/10/2010	N/A
Capital Development Group, LLC C. Break Kean	Magnolia Pointe	CHP Housing Development LLC; C. Breck Kean; FWB Magnolia Pointe Ltd.	Series 2004J SAIL 2002-176BS	Okaloosa	N/A	N/A	N/A	N/A	N/A	8/9/2006	N/A
Carlisle Group, Inc.	Oaks @ Omni	The Oaks at Omni, Ltd.	HC 2001-025C	Lee	N/A	N/A	SMG	300	15 @ 30 85 @ 60	8/7/2009	N/A
Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	TCG Sherwood Lake, Ltd.	SAIL 2001-021S HC 2001-528C	Hillsborough	\$950,000 N/A	Second	FHDC	149	23 @ 30 126 @ 60	8/10/2009	
CED Companies	Hampton Greens	Melbourne Hampton Greens Affordable Housing Partners, LP	HC 1993L-032	Brevard	\$1,031,637	N/A	FHDC	216	100 @ 60	2/8/2011	N/A
	Highland Oaks	Highland Oaks Partners, Ltd.	HC 1990L-003	Orange	\$946,711	N/A	SMG	216	100 @ 60	3/9/2010	N/A
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	HC 1990-079C	Duval	\$260,213	N/A	FHDC	128	20 @ 40 80 @ 60	11/24/2009	N/A
CITI Equity Group, Inc. Chris Record	Regency Green	Royal Regency of Jacksonville	HC 1987L-001	Duval	\$179,748	N/A	FHDC	304	100 @ 60	5/31/1996	N/A
Creative Choice	Carillon Place	Creative Choice Homes XII	1999-012C	Polk	N/A	N/A	FHDC	120	15% @ 35% 05% @ 50% 80% @ 60%	11/17/2012	N/A
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Mystic Pointe Apts., Ltd.	HC 1993L-074	Orange	\$1,870,701	N/A	FHDC	373	100 @ 60	8/25/2009	N/A
	Sheridan Place	Sheridan Place of Bradenton, Ltd.	Bonds MR 2001 O HC 2001-5630C	Manatee	\$6,865,000 N/A	First	SMG	145	116 @ 60 29 @ MR	1/2/2014	N/A

FHFC Foreclosure Report as of 07/29/2026											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Davis Heritage Ltd.	Cobblestone	Cobblestone of Kissimmee, Ltd.	Bonds MR 2000 K1-K2 2000-531C	Osceola	\$17,800,000 N/A	First	SMG	421	50 @ 60 100@60	11/13/2009	N/A
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	FHFC	N/A	No LURA	4/4/2011	\$237,983
First Coast Family and Housing Foundation	Nia Terrace	VCP-Housing Foundation, Inc.	SAIL 1996S-014	Duval	\$660,000	Second	AmeriNat	237	50 @ 60	6/6/2008	\$632,350
First Florida Equities, Inc.	Laurel Oaks	Lancelot/Nottingham Apartments, Ltd.	HC 1990L-032	Duval	N/A	N/A	FHDC	120	10 @ 40 90 @ 60	11/23/2009	N/A
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	HC 1990L-035 HC 1995L-054	Saint Lucie	N/A	N/A	FHDC	120/110	100 @ 60	11/29/2010	N/A
	Tree Trail Apts	Tree Trail Apartments, LP	HC 1991L-047	Alachua	N/A	N/A	SMG	108	100 @ 60	12/11/2012	N/A
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$649,989	First	FHFC/SA	80	80	11/12/2025	\$649,989
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Brandywine Court, LLC	HOME 2004-054H HC 89-095	Duval	\$2,000,000 N/A	First	FHDC	52	20 @ 50 80 @ 60	6/8/2009	\$1,127,147
	Island Place	Island Place Apartments, LLC.	SAIL 2001-034S	Miami-Dade	\$2,800,000	Second	SMG	199	15 @ 33 5 @ 50 50 @ 60 30 @ 80	7/12/2010	\$2,567,723
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Boot Ranch West, Ltd.	Bonds MR 1995 K SAIL 1996S-010S HC 95L-504	Pinellas	\$11,700,000 \$2,450,000 N/A	First Second	SMG	232	20 @ 50 25 @ 50	10/19/2009	\$2,450,000
Hammon Park	Hammon Park	N/A	CWHIP 2004-037		\$1,575,256		AmeriNat		N/A	7/5/2013	\$174,625
Harrison Construction, Inc.	Homestead Plaza	Homestead Plaza Apartments, Ltd.	1993-033L	Miami-Dade	N/A	N/A	SMG	28	10@40, 90@60	4/21/2015	N/A
HERD Community Development Corp. Keith Bowers	Jackson Place	N/A	PLP 2005-097	Bay	\$366,681	N/A	SMG	N/A	N/A	8/20/2014	\$334,522
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Gifford Groves Ltd.	HC 1993L-093	Indian River	N/A	N/A	FHDC	61	100 @ 60	7/27/2011	N/A
	Spring Glade	Spring Glade Affordable Housing, Ltd.	HC 1994L-147	Hillsborough	N/A	N/A	FHDC	78	10 @ 45 90 @ 60	10/19/2009	N/A
Heritage Partners Group, Inc. James Kincaid	Royal Palm Lakes	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	42	20@40 & 80@60 Both	8/6/2019	\$389,945
Home America, Inc. Vincent Bekiempis	Regent	N/A	Bonds MR 1985 F	Hillsborough	\$2,755,000	First	FHDC	96	N/A	3/25/1991	N/A
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	\$500,000	Second	FHFC	N/A	50 @ 80 50 @ 120	5/20/2009	\$480,234

FHFC Foreclosure Report as of 07/29/2026											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455	First	FHFC	N/A	60 @ 60	12/16/2010	\$200,185
JE Robert Companies Roger Beless	Westview Terrace	N/A	Bonds GN 1985 ONE	Miami-Dade		First	FHDC	421	N/A	2/22/1996	N/A
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Avalon Apartments, Ltd.	HC 1993L-016	Lee	N/A	N/A	FHDC	14	100 @ 60	9/23/2008	N/A
John D. Carver, Jr.	Hawthorne Villas	Hawthorne Villas, Ltd.	HC 1990L-022	Alachua	N/A	N/A	Rural Development	29	100 @ 60	1/3/2000	N/A
	Inglis Villas	Inglis Villas, Ltd.	HC 1990L-020	Levy	N/A	N/A	Rural Development	32	100 @ 60	10/4/2002	N/A
	Pinewood Villas	Pinewood Villas, Ltd.	HC 1990L-021	Levy	N/A	N/A	Rural Development	16	100 @ 60	1/9/2003	N/A
Kashi Church Foundation, Inc.	By The River	By the River, Inc.	HOME RFP 2006-02-04SNP SHADP 2007-002FHSH	Indian River	\$2,959,216 \$1,840,763.76	First Second	AmeriNat	41	9 @ 30 32 @ 60	10/24/2013 12/19/2013	HOME \$2,959,216 SHADP \$1,037,893
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Affordable/Silver Pines, Ltd.	SAIL 94S-007 HC 94L-162/95L-008	Orange	\$2,420,000 N/A	Second	SMG	240	20 @ 40 80 @ 60	10/28/2011	\$2,420,000
Madrid, Inc	Westport Commons	Westport Commons Apartments, LLC	HC 1990L-026	Hillsborough	N/A	N/A	FHDC	135	60 @ 60	11/23/2009	N/A
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC	161	32 @ 40 128 @ 60	6/19/2014	\$1,800,000
Marc Plonskier	Harris Music Lofts	N/A	HC 1993L-021	Palm Beach	N/A	N/A	FHDC	38	20 @ 40 80 @ 60	9/8/2014	N/A
MAS Apartment Corp. Richard J. Whaley	Belle Creste	Belle Creste, LP	HC 1992L-087	Orange	N/A	N/A	SMG	260	20 @ 40 80 @ 60	4/16/2003	N/A
MMA Financial	Kimber's Cove aka Saddle Creek	Kimber's Cove, L.P.	HC 2007-506C	Duval	N/A	N/A	FHDC	288	100 @ 60	8/4/2010	N/A
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	Mangonia Residence I, Ltd.	SAIL 1995-028S HC 1995L-032	Palm Beach	\$1,982,000 N/A	N/A	SMG	252	20 @ 40 80 @ 60	5/21/2001	\$1,931,799
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	88	88 @ 50	12/31/2014	\$1,101,010
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	N/A	FHFC	N/A	100 @ 80	12/29/2010	\$410,573
Ocala Leased Housing Corp., Inc. John M. Curtis	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	HC 2003-531C	Marion	N/A	N/A		261	100 @ 60	11/28/2011	N/A

FHFC Foreclosure Report as of 07/29/2026											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Paragon Group Fred Rath	Fifth Season Phase II	Fifth Season II Associates Ltd.	Bonds MR 1985 G	Pinellas	\$8,445,000	First	FHDC	264	N/A	5/1/1993	N/A
Picerne	Silver Ridge	Silver Ridge, Ltd.	HC 1994L-145	Orange	N/A	N/A	SMG	192	10 @ 45 90 @ 60	11/18/2011	N/A
Pinellas Village, Inc.	Pinellas Village	Pinellas Village, Ltd.	HC 1990L-057	Pinellas	N/A	N/A	SMG	72	20 @ 40 80 @ 60	5/29/2012	N/A
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	SAIL 90S-078 HC 90L-078	Duval	\$1,220,130 N/A	Second	FHDC	208	10 @ 35 65 @ 60	6/6/2008	\$468,729
Renaissance Housing V, LLC	River Run	River Run Apts, LLC	Bonds MR 2001 C	Clay	\$12,880,000	First	SMG	284	20 @ 50 55 @ 80	1/3/2005	N/A
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	N/A	Bonds MR 1989 S	Broward	\$28,000,000	First	FHDC	297	N/A	6/15/1905	N/A
Robert J. DeHarder	Sugar Cane Villas	N/A	HC 90L-069	Palm Beach	N/A	N/A	Rural Development	87	20 @ 40 80 @ 60		N/A
Sam Hardee	Citrus Meadows	Citrus Meadows Apts., Ltd.	Bonds GN 1989 Q SAIL 89S-501 HC 91-501C	Manatee	\$5,333,000 \$2,116,567 N/A	Second	FHDC	200	40 @ 60 100 @ 60	7/7/2011	\$2,116,567
Stanley Vandroff	Southwood	N/A	HC 1990L-090	Duval	N/A	N/A	SMG	85	20 @ 40 80 @ 60	9/4/2002	N/A
Steeplechase Apartments II, Ltd.	Steeplechase II	N/A	HC 1996L-072	Marion	N/A	N/A	FHDC	80	15 @ 35 85 @ 60	08/09/16	N/A
The Arlington, LP, Tony King	Arlington	Arlington Brencor, LP	Bonds MR 2004 G HC 2004-502C	Duval	\$11,575,000 N/A	First	AmeriNat	288	100 @ 60	7/14/2011	N/A
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	Bonds MR 1999 L1-L2 HC 2000-510C	Sarasota	\$13,460,000 N/A	First	AmeriNat	312	50 @ 60 100 @ 60	11/9/2009	N/A
We Help CDC	Abidjan Estates	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	N/A	FHFC/SA	N/A	N/A	5/1/2015	\$374,115
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	Brandon Creek Apartments, Ltd.	Bonds MR 2000 P HC 2000-534C	Hillsborough	\$15,800,000 N/A	First	FHDC	340	50 @ 60 100 @ 60	1/21/2009	N/A
Whitemark, Inc. Larry White	Woodbridge-Orlando	N/A	Bonds MR 1985 JJ	Orange	\$6,000,000	First	FHDC	168	N/A	6/25/1991	N/A
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development III Ltd.	Bonds MR 2001 E1-E2 HC 2001-518C	Collier	\$19,710,000 N/A	First	FHDC	320	50 @ 60 100 @ 60	2/22/2011	N/A
	Nelson Park	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	Bonds MR 2000 A1-A2 HC 2001-522C	Lake	\$16,055,000 N/A	First	FHDC	358	50 @ 60 100 @ 60	2/15/2011	N/A
	Sarah's Place	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	Bonds MR 1997 L HC 1999-502C	Lake	\$12,560,000 N/A	First	SMG	330	50 @ 60 100 @ 60	6/23/2010	N/A

FHFC Foreclosure Report as of 07/29/2026											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development, Ltd., Worthwhile Development, Inc.	Bonds MR 1997 A HC 1997L-503	Orange	\$15,625,000 N/A	First	FHFC	356	50 @ 60	7/24/2009	N/A

FHFC Short Sale Report as of 07/29/2026												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015	N/A	N/A
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	HOME 93HRR-003 HC 93L-100	Miami-Dade	\$2,800,000 N/A	First	SMG	\$1,400,000	1/21/2016	80	20 @ 40 80 @ 60
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	N/A	N/A
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 94S-031	Hillsborough	\$2,600,000	Second	SMG	\$2,285,614	10/17/2011	290	290
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Housing, Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 1993-014S HC 94L-023	Orange	\$1,950,000 N/A	Second	SMG	\$1,401,841	10/17/2011	220	100 @ 60
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	SAIL 96-001S HC 94L-109	Palm Beach	\$1,880,900 N/A	Second	SMG	\$1,810,982	1/31/2012	144	144
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041 HC 93L-089	Hendry	\$578,355 N/A	Second	FHDC	\$141,116	12/31/2012	30	6 @ 45 24 @ 60
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781 N/A	Second	FHDC	\$810,614	10/3/2011	376	20 @ 40 80 @ 60
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	SAIL 95S-044 HC 96L-008	Indian River	\$1,550,000 N/A	Second	SMG	\$550,000	1/8/2013	200	40 @ 40 160 @ 60

FHFC Short Sale Report as of 07/29/2026												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. ----- Summerset Village LLC	Transom Development, Inc. a/k/a Regency Development Associates, Inc. -----Summerset Village LLC	SAIL 2004-094S HC 2006-511C	St. Johns	\$1,500,000 N/A	Second	SMG	\$750,000	10/25/2013	132	132 @ 60
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.	N/A	Non-Conforming PLP 2003-048	Broward	\$48,720.00 \$176,412.96	First Second	FHFC	\$48,720 \$176,412	3/14/2012	N/A	N/A
Villas of Capri	Villas of Capri	Read Property Group LLC	N/A	HOME 96DHR-016 HC 96L-504	Collier	\$2,585,000 N/A	Second	AmeriNat	\$2,385,000	7/11/2011	235	235 @ 60
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.	N/A	SAIL 1996-030S	Manatee	\$337,500	Second	AmeriNat	\$231,001	10/15/2001	10	5 @ 50
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Estate Dev. Corp.	SAIL 99-060S HC 2000-525C	Lee	\$1,577,726 N/A	Second	SMG	\$827,726	10/25/2013	168	84 @ 50 68 @ 60
Westside Ministries, Inc. Gerald P. Jones	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	\$69,549	10/2/2017	75	N/A

FHFC Other Writeoff Report as of 07/29/2026												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08	Alachua	\$209,868	N/A	FHFC	\$5,070	12/30/2002	N/A	N/A
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	SAIL 89-001S HC 90L-016	Polk	\$1,350,000 N/A	Second	FHDC	\$802,138	12/31/2010	18	20 @ 50
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08	Clay	\$204,000	N/A	FHFC	\$614	12/30/2002	N/A	N/A
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08	Columbia	\$30,750	N/A	FHFC	\$23,063	12/30/2002	N/A	N/A
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	N/A	FHFC	\$97,177	12/31/2010	N/A	N/A
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000	N/A	FHFC	\$151,502	12/30/2002	N/A	N/A
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota	N/A	Nonconforming	Sarasota	\$290,000	N/A	N/A	\$260,000	1/10/2013	6	N/A
Las Villas at Kennilworth	Las Villas at Kennilworth	N/A	N/A	CWHIP/RFP 2006-05	Highlands	\$847,143	Second	SMG	\$475,291	12/8/2011 - 9/1/2016	7	N/A
Leland Enterprises, Inc. Ken Dixon	Citrus Glen	Affordable/Citrus Glen Ltd.	Affordable/Citrus Glen Ltd.; Kenneth Dixon	AIL 1993S-013HC 1994L-006	Orange	\$1,670,000 N/A	Second	FHFC/SA	\$920,000	9/2/2020	176	176
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,526	3/1/2016	N/A	N/A
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968	N/A	FHFC	\$45,968	12/31/2010	N/A	N/A
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples, Ltd	SAIL 93S-045 HC 94L-005	Collier	\$1,225,000 N/A	2nd	SMG	\$914,532	6/23/2011	120	120 @ 60

FHFC Other Writeoff Report as of 07/29/2026												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbert Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	N/A	FHFC	\$282,038	12/31/2010	N/A	N/A
Osceola County	Osceola County	Osceola County	N/A	Nonconforming	Osceola	\$200,000	N/A	FHFC	\$127,535	1/31/2008	N/A	N/A
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	N/A	SAIL 1991-020S	Lake	\$2,858,783	Second	FHDC	\$2,858,783	8/17/2001	434	217 @ 60
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	N/A	SAIL 1994-045S	Duval	\$83,300	Second	FHDC	\$34,774	7/29/2008	N/A	N/A
UDC-ARHP Broward	UDC-ARHP Broward	N/A	N/A	PLP 05-093	Broward	\$105,186	Second	FHFC	\$105,186	9/26/2008	N/A	N/A
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$14,191	9/23/2011	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	9/30/2014	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$28,782	3/1/2016	N/A	100 @ 80
Westshore Community Development Corp. Ronald T. Rotella	Westshore Landing	Westshore Community Development Corporation, a not-for-profit entity	Ronald T. Rotella, C. Norman Stallings, Jr., Richard Renninger, Ron Ruffner	PLP 2005-114	Hillsborough	\$500,000	Second	FHFC	\$392,225	7/7/2005	N/A	N/A



May 8, 2026

Draw # 13

Hawthorne Heights
Core Hawthorne Heights, LLLP
9692 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730

Attention: Michael Ruane

Subject: Hawthorne Heights
Loan # 8286007

PLEASE INCLUDE THIS REFERENCE INFORMATION WITH YOUR PAYMENT

Invoice

For services rendered for review and authorization of Hawthorne Heights
draw in the amount of \$14,753.57

2 hours at \$210.00 per hour \$420.00

Refund in process to borrower \$420.00

Payment is due June 8, 2026

Payment received 15 days after the due date will be assessed a late charge of 5% in amount of
\$ 21.00

Please return a copy of this invoice with payment by mail to:
First Housing Development Corporation
PO Box 919519
Orlando, FL 32891-9519

OR to pay electronically , must include Loan # 8286007

Truist Bank

ACH
Routing/ABA # : 021052053
Account Number: 50683545
First Housing Development Corporation of Florida

WIRE
ABA: 061-000-104
Acct. # 0032030415693
First Housing Receipts and Collections

THANK YOU!

cc: Accounting

Construction Administration

AH

Exhibit 5

FDIC FDIC-Insured - Backed by the full faith and credit of the U.S. Government



Wires

Payment Information

Fed Ref No

[REDACTED]

Payment ID

[REDACTED]

Type

Wire

Name

NCRF - FHDCF

Status

Successful

Modified

07/16/2026 06:34 pm ET by GOGFL201

Debit Account

Debit Account

NCR-Florida p067 Operating

Acct No [REDACTED] USD

Beneficiary

Beneficiary

First Housing Receipts & Collection

107 South Willow Avenue

Tampa FL 33606

United States of America (US)

Acct No [REDACTED]

Beneficiary Bank

TRUIST BANK

214 NORTH TRYON STREET

CHARLOTTE 28202

United States of America (US)

FEDWIRE No [REDACTED]

Payment Details

Debit Currency

USD - United States Dollar

Credit Currency

USD - United States Dollar

Amount

441.00 USD

Value Date

07/17/2026

References

Originator to Beneficiary Information

OBI

p502 CORE Hawthorne Heights

OBI

Loan No. [REDACTED]

Originator

NATIONAL COMMUNITY RENAISSANCE OF F

9692 HAVEN AVE STE 100

RANCHO CUCAMONGA CA 917300101

United States of America (US)

Payment References

Exhibit 6

7/17/26, 1:50 PM

Payment Details

OBI

ID or Acct No

Draw No. 13 Fees



OBI

Attn: Julie Carr 813-283-1058

Internal Reference

Payment Description

p502 CORE Hawthorne Heights Loan No. [Redacted] Draw No. 13 Fees Attn: Julie Carr 813-283-1058

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 10.31.2025; Approved 11.4.2025

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

The Courts at Carver Square, LLC

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Non-Investor Member</u>	<u>Courts at Carver MM, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Manager</u>	<u>Courts at Carver MM, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Non-Investor Member</u>	<u>FCHA-Carver Square Courts GP, LLC</u>	<u>Limited Liability Company</u>
4.	<u>Investor Member</u>	<u>Chambers, Joseph</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

The Courts at Carver Square, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First
Level Principal Entity # from
above for which the Second
Level Principal is being
identified

Select the type of Principal
being associated with the
corresponding First Level
Principal Entity

Select organizational structure
of Second Level Principal
identified

Second Level Entity #		Enter Name of Second Level Principal	
<u>1. (Courts at Carver MM, LLC)</u>	1.A. <u>Member</u>	<u>Chambers, Joseph</u>	<u>Natural Person</u>
<u>1. (Courts at Carver MM, LLC)</u>	1.B. <u>Member</u>	<u>DB Courts at Carver, LLC</u>	<u>Limited Liability Company</u>
<u>1. (Courts at Carver MM, LLC)</u>	1.C. <u>Member</u>	<u>Aguirre, Jorge</u>	<u>Natural Person</u>
<u>1. (Courts at Carver MM, LLC)</u>	1.D. <u>Manager</u>	<u>Chambers, Joseph</u>	<u>Natural Person</u>
<u>1. (Courts at Carver MM, LLC)</u>	1.E. <u>Manager</u>	<u>DB Courts at Carver, LLC</u>	<u>Limited Liability Company</u>
<u>1. (Courts at Carver MM, LLC)</u>	1.F. <u>Manager</u>	<u>Aguirre, Jorge</u>	<u>Natural Person</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.A. <u>Member</u>	<u>Chambers, Joseph</u>	<u>Natural Person</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.B. <u>Member</u>	<u>DB Courts at Carver, LLC</u>	<u>Limited Liability Company</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.C. <u>Member</u>	<u>Aguirre, Jorge</u>	<u>Natural Person</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.D. <u>Manager</u>	<u>Chambers, Joseph</u>	<u>Natural Person</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.E. <u>Manager</u>	<u>DB Courts at Carver, LLC</u>	<u>Limited Liability Company</u>
<u>2. (Courts at Carver MM, LLC)</u>	2.F. <u>Manager</u>	<u>Aguirre, Jorge</u>	<u>Natural Person</u>
<u>3. (FCHA-Carver Square Courts GP,</u>	3.A. <u>Sole Member</u>	<u>Flagler Affordable Development Corp.</u>	<u>Non-Profit Corporation</u>
<u>3. (FCHA-Carver Square Courts GP,</u>	3.B. <u>Manager</u>	<u>Flagler Affordable Development Corp.</u>	<u>Non-Profit Corporation</u>

Third Principal Disclosure Level:

The Courts at Carver Square, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding
Second Level Principal Entity #
from above for which the Third
Level Principal is being
identified

Select the type of Principal
being associated with the
corresponding Second Level
Principal Entity

Enter Name of Third Level Principal
who must be either a Natural Person or a Trust

The organizational structure of
Third Level Principal identified
Must be either a Natural Person
or a Trust

Third Level Entity #			
<u>1.B. (DB Courts at Carver, LLC)</u>	1.B.(1) <u>Managing Member</u>	<u>Heeger, Brian</u>	<u>Natural Person</u>
<u>1.B. (DB Courts at Carver, LLC)</u>	1.B.(2) <u>Managing Member</u>	<u>Kaufman, Gale</u>	<u>Natural Person</u>
<u>1.B. (DB Courts at Carver, LLC)</u>	1.B.(3) <u>Managing Member</u>	<u>Allison, Emily</u>	<u>Natural Person</u>
<u>1.B. (DB Courts at Carver, LLC)</u>	1.B.(4) <u>Managing Member</u>	<u>Obasanjo, Olusegun</u>	<u>Natural Person</u>
<u>1.E. (DB Courts at Carver, LLC)</u>	1.E.(1) <u>Managing Member</u>	<u>Heeger, Brian</u>	<u>Natural Person</u>
<u>1.E. (DB Courts at Carver, LLC)</u>	1.E.(2) <u>Managing Member</u>	<u>Kaufman, Gale</u>	<u>Natural Person</u>
<u>1.E. (DB Courts at Carver, LLC)</u>	1.E.(3) <u>Managing Member</u>	<u>Allison, Emily</u>	<u>Natural Person</u>
<u>1.E. (DB Courts at Carver, LLC)</u>	1.E.(4) <u>Managing Member</u>	<u>Obasanjo, Olusegun</u>	<u>Natural Person</u>
<u>3.A. (Flagler Affordable Development C</u>	3.A.(1) <u>Executive Director</u>	<u>Beyrer, Robert</u>	<u>Natural Person</u>
<u>3.A. (Flagler Affordable Development C</u>	3.A.(2) <u>Officer/Director</u>	<u>Devereux, Robert</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 10.31.2025; Approved 11.4.2025

3.A. (Flagler Affordable Development C	3.A.(3)	Officer/Director	Horton, Ruth	Natural Person
3.B. (Flagler Affordable Development C	3.B.(1)	Executive Director	Beyrer, Robert	Natural Person
3.B. (Flagler Affordable Development C	3.B.(2)	Officer/Director	Devereux, Robert	Natural Person
3.B. (Flagler Affordable Development C	3.B.(3)	Officer/Director	Horton, Ruth	Natural Person
2.B. (DB Courts at Carver, LLC)	2.B.(1)	Managing Member	Heeger, Brian	Natural Person
2.B. (DB Courts at Carver, LLC)	2.B.(2)	Managing Member	Kaufman, Gale	Natural Person
2.B. (DB Courts at Carver, LLC)	2.B.(3)	Managing Member	Allison, Emily	Natural Person
2.B. (DB Courts at Carver, LLC)	2.B.(4)	Managing Member	Obasanjo, Olusegun	Natural Person
2.E. (DB Courts at Carver, LLC)	2.E.(1)	Managing Member	Heeger, Brian	Natural Person
2.E. (DB Courts at Carver, LLC)	2.E.(2)	Managing Member	Kaufman, Gale	Natural Person
2.E. (DB Courts at Carver, LLC)	2.E.(3)	Managing Member	Allison, Emily	Natural Person
2.E. (DB Courts at Carver, LLC)	2.E.(4)	Managing Member	Obasanjo, Olusegun	Natural Person

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000511264
FILED 8:00 AM
November 13, 2025
Sec. Of State
fclerjuste

Article I

The name of the Limited Liability Company is:
THE COURTS AT CARVER SQUARE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
5852 DORA DRIVE
MOUNT DORA, FL. US 32757

The mailing address of the Limited Liability Company is:
5852 DORA DRIVE
MOUNT DORA, FL. US 32757

Article III

The name and Florida street address of the registered agent is:
JOSEPH J CHAMBERS
5852 DORA DRIVE
MOUNT DORA, FL. 32757

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOSEPH CHAMBERS

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
COURTS AT CARVER MM, LLC
5852 DORA DRIVE
MOUNT DORA, FL. 32757 US

Title: MGR
FCHA-CARVER SQUARE COURTS GP, LLC
5852 DORA DRIVE
MOUNT DORA, FL. 32757 US

L25000511264
FILED 8:00 AM
November 13, 2025
Sec. Of State
fclerjuste

Article V

The effective date for this Limited Liability Company shall be:

11/13/2025

Signature of member or an authorized representative

Electronic Signature: JOSEPH CHAMBERS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L25000511264

Entity Name: THE COURTS AT CARVER SQUARE, LLC

Current Principal Place of Business:

5852 DORA DRIVE
MOUNT DORA, FL 32757

Current Mailing Address:

5852 DORA DRIVE
MOUNT DORA, FL 32757 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CHAMBERS, JOSEPH J
5852 DORA DRIVE
MOUNT DORA, FL 32757 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name COURTS AT CARVER MM, LLC
Address 5852 DORA DRIVE
City-State-Zip: MOUNT DORA FL 32757

Title MGR
Name FCHA-CARVER SQUARE COURTS GP,
LLC
Address 5852 DORA DRIVE
City-State-Zip: MOUNT DORA FL 32757

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH CHAMBERS

MGR

05/01/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

Exhibit 9

Principal Disclosures for the two Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 10.31.2025; Approved 11.4.2025

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the two Co-Developers below.)

2

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Flagler Redevelopment Partners, LLC

First Principal Disclosure Level:

Flagler Redevelopment Partners, LLC

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	Chambers, Joseph	Natural Person
2.	Member	DB Developer Carver, LLC	Limited Liability Company
3.	Member	Aguirre, Jorge	Natural Person
4.	Manager	Chambers, Joseph	Natural Person
5.	Manager	DB Developer Carver, LLC	Limited Liability Company
6.	Manager	Aguirre, Jorge	Natural Person

Second Principal Disclosure Level:

Flagler Redevelopment Partners, LLC

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer

Select the corresponding First
Level Principal Entity # from
above for which the Second
Level Principal is being
identified

Select the type of Principal
being associated with the
corresponding First Level
Principal Entity

Select organizational structure
of Second Level Principal
identified

Second Level Entity #	Principal Entity	Enter Name of Second Level Principal	
2. (DB Developer Carver, LLC)	2.A. Managing Member	Heeger, Brian	Natural Person
2. (DB Developer Carver, LLC)	2.B. Managing Member	Kaufman, Gale	Natural Person
2. (DB Developer Carver, LLC)	2.C. Managing Member	Allison, Emily	Natural Person
2. (DB Developer Carver, LLC)	2.D. Managing Member	Obasanjo, Olusegun	Natural Person
5. (DB Developer Carver, LLC)	5.A. Managing Member	Heeger, Brian	Natural Person
5. (DB Developer Carver, LLC)	5.B. Managing Member	Kaufman, Gale	Natural Person
5. (DB Developer Carver, LLC)	5.C. Managing Member	Allison, Emily	Natural Person
5. (DB Developer Carver, LLC)	5.D. Managing Member	Obasanjo, Olusegun	Natural Person

Exhibit 10

Principal Disclosures for the two Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 10.31.2025; Approved 11.4.2025

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

FCHA Affordable Development, LLC

First Principal Disclosure Level: FCHA Affordable Development, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Sole Member</u>	<u>Flagler Affordable Development Corp.</u>	<u>Non-Profit Corporation</u>
2.	<u>Manager</u>	<u>Flagler Affordable Development Corp.</u>	<u>Non-Profit Corporation</u>

Second Principal Disclosure Level: FCHA Affordable Development, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (Flagler Affordable Development</u>	1.A.	<u>Executive Director</u>	<u>Beyrer, Robert</u>	<u>Natural Person</u>
<u>1. (Flagler Affordable Development</u>	1.B.	<u>Officer/Director</u>	<u>Devereux, Robert</u>	<u>Natural Person</u>
<u>1. (Flagler Affordable Development</u>	1.C.	<u>Officer/Director</u>	<u>Horton, Ruth</u>	<u>Natural Person</u>
<u>2. (Flagler Affordable Development</u>	2.A.	<u>Executive Director</u>	<u>Beyrer, Robert</u>	<u>Natural Person</u>
<u>2. (Flagler Affordable Development</u>	2.B.	<u>Officer/Director</u>	<u>Devereux, Robert</u>	<u>Natural Person</u>
<u>2. (Flagler Affordable Development</u>	2.C.	<u>Officer/Director</u>	<u>Horton, Ruth</u>	<u>Natural Person</u>

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L25000447047
FILED 8:00 AM
September 29, 2025
Sec. Of State
dsultana**

Article I

The name of the Limited Liability Company is:
FLAGLER REDEVELOPMENT PARTNERS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
5852 DORA DRIVE
MOUNT DORA, FL. US 32757

The mailing address of the Limited Liability Company is:
5852 DORA DRIVE
MOUNT DORA, FL. US 32757

Article III

The name and Florida street address of the registered agent is:
JOSEPH J CHAMBERS
5852 DORA DRIVE
MOUNT DORA, FL. 32757

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOSEPH CHAMBERS

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
JOSEPH J CHAMBERS
5852 DORA DRIVE
MOUNT DORA, FL. 32757 US

Title: MGR
JORGE A AGUIRRE
5852 DORA DRIVE
MOUNT DORA, FL. 32757 US

Title: MGR
BRIAN HEEGER
5852 DORA DRIVE
MOUNT DORA, FL. 32757 US

L25000447047
FILED 8:00 AM
September 29, 2025
Sec. Of State
dsultana

Article V

The effective date for this Limited Liability Company shall be:

09/29/2025

Signature of member or an authorized representative

Electronic Signature: JOSEPH CHAMBERS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L25000447047

Entity Name: FLAGLER REDEVELOPMENT PARTNERS, LLC

Current Principal Place of Business:

5852 DORA DRIVE
MOUNT DORA, FL 32757

Current Mailing Address:

5852 DORA DRIVE
MOUNT DORA, FL 32757 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CHAMBERS, JOSEPH J
5852 DORA DRIVE
MOUNT DORA, FL 32757 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CHAMBERS, JOSEPH J
Address 5852 DORA DRIVE
City-State-Zip: MOUNT DORA FL 32757

Title MGR
Name AGUIRRE, JORGE A
Address 5852 DORA DRIVE
City-State-Zip: MOUNT DORA FL 32757

Title MGR
Name HEEGER, BRIAN
Address 5852 DORA DRIVE
City-State-Zip: MOUNT DORA FL 32757

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH CHAMBERS

MGR

05/01/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

Exhibit 12

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

HTG ASTORIA, Ltd.

Petitioner,

vs.

FLORIDA HOUSING
FINANCE CORPORATION.

Respondent.

FHFC Case No: ~~2020~~ 2021-006BP

RFA No. 2020-205

App. No. 2021-197BSN

RECEIVED

FEB 8 2021 11:57AM

FLORIDA HOUSING
FINANCE CORPORATION

FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, HTG Astoria, Ltd., ("Petitioner" or "HTG Astoria"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition for Administrative Hearing (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2020-205 Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (hereinafter the "RFA")

Introduction

1 This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On October 15, 2020 Florida Housing issued the RFA.

5. On November 3, 2020 and again on November 9, 2020, the RFA was modified by Florida Housing.

6. Applications in response to the RFA were due on or before November 12, 2020.

7. Florida Housing received 90 applications in response to the RFA. Petitioner, applied in response to the RFA, requesting an allocation of \$6,000,000 in Sail Funding for its proposed one-hundred and twenty (120) unit affordable housing development in Manatee County, Florida. Petitioner's application satisfied all the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, January 22, 2021 at 2:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

9. On Wednesday, January 27, 2021 at 12:31 pm., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

10. This Petition is timely filed in accordance with the provisions of section 120.57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

11. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

12. Florida Housing administers a competitive solicitation process to make and service mortgage loans for new construction or rehabilitation of affordable rental units under the State Apartment Incentive Loan (SAIL) Program and the Elderly Housing Community Loan (EHCL) Program.. See Chapter 67-60, Fla. Admin. Code.

RFA 2020-205

13. Through the RFA process Florida Housing anticipated awarding an estimated \$88,959,045 of SAIL funding for proposed Developments in Small, Medium and Large Counties as defined by the RFA. (RFA at 23)

14. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various mandatory and scored items. (RFA at 97) The maximum point total that an applicant can receive is 25 points. (RFA at 90) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 85)

15. The RFA provides the following funding goals,

- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference.
- Three Family, New Construction Applications located in a Large County with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veteran Preference.
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

(RFA at 92)

16. The RFA provides that the highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- b. Next, by the Application's Leveraging Level number (which is outlined in item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number.
- c. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A. 5. e. of the RFA) with Applications that qualify for the preference listed above that do not qualify for the preference);
- e. Next, by the Application's eligibility for the Community Service Preference which is outlined in Section Four A.5.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- f. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- g. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 93)

17. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

a. Goal to fund seven Medium and Large County, New Construction Applications

- (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County.

(a) First Application

The first Application selected for funding will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(b) Second Application

- If the first Application selected for funding was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Applicant located in Broward County.
- If the first Application selected for funding was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.

- If the first Application selected for funding was a Family Application located in Miami-Dade County, the second Application will be the highest- ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self - Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Applications selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
- If the first Application selected for funding was a Family Application located in Broward County, the second Application will be the highest- ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self - Sourced Application. If there are no Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the Goal could not be met because there were not enough eligible Applications that meets the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.
- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Applications, the highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans

Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, new Construction Applications

This goal will be met under the following circumstances:

(a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, new Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal, will be the

highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for

funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged ("Family Funding Merge"). No further Self-Sourced Applications will be funded.

(2) One Application that meets the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

(RFA at p.93-96)

18. The following applications were selected in the following order for funding by the Review Committee:

2021-221S-POAH Cutler Manor II, LLC (Large County/Miami-Dade/Family)
2021-199BSN- University Station II Ltd. (Large County/Broward/Family)
2021-216 Quiet Meadows, Ltd (Large County/Palm Beach/Elderly)
2021-252SN-Fulham Terrace (Large County/Hillsborough/Elderly)
2021-244BS-Princeton Crossings LLC (Large County/Miami-Dade/Family)
2021-246BS-MHP FL VII, LLLP (Medium County/Collier /Elderly)
2021-258S-Nathan Ridge, Ltd (Medium/Clay County/Family)
2021-222BS-St. Peter Claver Place, Ltd (Medium County/Lee/Elderly)
2021-209BS -Sweetwater Apartments. (Small County/Columbia)
2021-251BS- RST The Willows, LP (Medium County/Saint Lucie)
2021-206BS- BDG Rosewood Pointe, LLC (Medium County/Osceola)
2021-255SN-Somerset Landings Ltd. (MediumCounty/PalmBeach)
2021-245BS-StadiumTowers (Large County/Miami-Dade)
2021-203BSN-BDG Fern Grove, LP (Large County/Orange))
2021-212BSN-Tallman Pines Phase I (Large County/Broward)
2021-269SN- Southwick Commons Ltd. (Large County/Orange)
2021-225S-Island Cove, LLC (Large County/Palm Beach)

HTG Astoria, Application 2021-197BSN, in Manatee County was deemed eligible but unfunded. The scoring committee erroneously found RST The Willows (the “Willows”) eligible for funding. If the Willows had been properly deemed ineligible then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

The Willows
Principal Disclosure Form

19. The RFA provides as follows,

“to meet eligibility requirements, the Principals Disclosure Form must identify pursuant to subsections 67-48.002(94) ...F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principal.

(RFA at 15)

20. The Applicant on their *Principal Disclosures for the Developer Form* identified the Developer as Roundstone Development, LLC. Pursuant to Rule 67-48.002(94),

(94) “Principal” means

(c) For a limited liability company, each manager and each member of the limited liability company.

21. At the Second Principal Disclosure level, the Applicant disclosed two member entities that are limited liability companies, Realty Advisors, LLC and Southmark RST, LLC. A true and correct copy of the Principal Disclosure for the Developer Form is attached hereto as Exhibit C.

22. At the Third Principal Disclosure level, Realty Advisors, LLC disclosed Realty Advisors, Inc. as the sole Member. Southmark RST, LLC disclosed Southmark Corporation as its sole Member. Neither Realty Advisors, LLC or Southmark RST, LLC disclosed a manager at the Third Principal Disclosure Level.

23. Upon information and belief, Gina H. Hay, is a Manager of Realty Advisors, LLC and was not disclosed by the Applicant entity. A true and correct copy of the Entity Information from the Nevada Corporate website is attached hereto as Exhibit D.

24. The Applicant should be deemed ineligible for failing to disclose managers on the *Principal Disclosure for Developer Form*.

Substantial Interests Affected

25. If the Willows had been properly deemed ineligible, then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference.

26. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

27. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

28. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether Florida Housing's actions in determining Willows eligible for funding were arbitrary and capricious?
- b. Whether Florida Housing's actions in determining Willows eligible elected for funding were contrary to competition?

- c. Whether Florida Housing's actions in determining Willow eligible for funding were clearly erroneous?
- d. Whether the Willows failed to disclose a Principal of the Developer Entity on the *Principal Disclosure for Developer Form*?
- e. Such, other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

29. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

30. Petitioner participated in the RFA process to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria in the RFA.

31. Unless the scoring and eligibility determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

32. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

Right to Amend this Petition

33. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.

- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the applications of RST The Willows, LP should have been deemed ineligible for funding and award funding to HTG Astoria, LTD.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 8th day of February 2021.



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**STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS**

HTG ASTORIA, LTD,

DOAH Case No. 21-0725BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

RST THE WILLOWS, LP,

Intervenor.

MHP FL VIII LLLP,

DOAH Case No. 21-0726BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

FULHAM TERRACE, LTD., BDG FERN GROVE,
LP, and QUIET MEADOWS, LTD,

Intervenors.

VISTA AT COCONUT PALM, LTD,

DOAH Case No. 21-0727BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,
and
UNIVERSITY STATION I, LLC, RESIDENCES
AT SOMI PARC, LLC, and BDG FERN GROVE, LP,

Intervenors.

RST THE WILLOWS, LP'S NOTICE OF FILING PROPOSED EXHIBIT

RST The Willows, LP, ("Willows") hereby gives notice of providing electronic and paper copy of RST The Willows, LP's exhibit to G. W. Chisenhall, Administrative Law Judge on March 26, 2021.

DATED this 26th day of March, 2021.

Respectfully submitted,

/s/ *Michael P. Donaldson*

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by E-Mail this
26th day of March 2021 to:

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**BEFORE THE STATE OF FLORIDA
FLORIDA DIVISION OF ADMINISTRATIVE HEARINGS**

HTG ASTORIA, LTD.

DOAH CASE NO. 21-0725BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent

and

RST THE WILLOWS, LP,

Intervenor.

MHP FL VIII, LLP,

DOAH CASE NO. 21-0726BID

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

BDG FERN GROVE, LP,

Intervenor.

VISTA AT COCONUT PALM, LTD,

DOAH CASE NO. 21-0727BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

UNIVERSITY STATION I, LLC, RESIDENCES
AT SOMI PARC, LLC, AND BDG FERN
GROVE, LP,

Intervenors.

**STIPULATION FOR ENTRY OF FINDINGS OF FACT AND RECOMMENDED
ORDER IN FAVOR OF PETITIONER HTG ASTORIA, LTD**

Pursuant to Section 120.57(4), Florida Statutes, Petitioner, HTG Astoria, Ltd., (“HTG Astoria”), Intervenor, RST The Willows, LP (“RST Willows”), and Respondent, Florida Housing Finance Corporation (“Florida Housing”), hereby stipulate and agree as follows:

1. HTG Astoria (Application #2021-197BSN) and RST Willows (Application #2021-249BS) each submitted applications in Request for Applications 2020-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the “RFA”). Each application was scored as having satisfied eligibility requirements for funding. RST’s Application was preliminarily selected for funding and HTG Astoria’s Application was not.

2. HTG Astoria timely filed a Petition for Administrative Hearing challenging the eligibility and selection of RST Willows’ application for funding. In particular, HTG Astoria challenged Florida Housing’s determination that RST Willows satisfied the Principal Disclosure Requirements of the RFA.

AGREEMENT TO RESOLVE DISPUTE

3. As a result of factual information learned by the parties through discovery, the parties, in the interest of avoiding time, expense, and uncertainty of further litigation, agree to the following findings of fact and to resolve this litigation on the following terms:

a. RST Willows agrees to the designation of its application as ineligible for consideration for funding, and hereby waives the right to challenge that designation. RST Willows denies any wrongdoing or intentional misrepresentation, and neither HTG Astoria nor Florida Housing assert any wrongdoing or intentional misrepresentations by RST Willows.

b. Florida Housing agrees that RST Willows is ineligible for funding under RFA 2020-205.

c. Florida Housing agrees that this Stipulation does not constitute the withdrawal of an application by RST Willows, or by its Applicant, Developer, Principals of the Applicant or Developer, affiliate of the Applicant or Developer, or Financial Beneficiary of the Applicant or Developer, and shall not result in any point loss, preference loss, ineligibility determination, penalty, or negative impact of any kind against such entities or individuals in any pending or future Florida Housing program.

d. Florida Housing agrees that neither the submission of RST Willows' application nor this Stipulation shall impact in any way the ability of RST Willows, the Applicant and Developer entities identified in RST Willows' Application, or the Principals of the Applicant or Developer entities from submitting Applications in the future for other RFAs or funding programs and having those Applications considered for funding under the terms of those future RFAs or funding programs.

e. RST Willows agrees that the Application of HTG Astoria is eligible for funding and waives the right to challenge that factual finding and an Order ruling that the Application of HTG Astoria is eligible for funding. At the time of filing this Stipulation, there are no challenges to the eligibility of HTG Astoria and Florida Housing's position is that HTG Astoria is eligible for funding in RFA 2020-205.

f. Consistent with this Stipulation, the parties respectfully request that the Administrative Law Judge enter the following Finding of Fact into a Recommended Order providing that:

- i. the RST Willows application should be deemed ineligible for funding.

4. All parties shall be responsible for their own costs and attorneys' fees incurred in this matter.

RESPECTFULLY SUBMITTED this 22nd day of March, 2021.

/s/ Betty C. Zachem

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by E-Mail this 22nd day of March 2021 to:

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