

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

ACRUVA Communities FL04, LLC
Petitioner

**FHFC Case No. 2024-051BP
RFA No. 2024-203
App. No. 2025-094C**

vs.

**FLORIDA HOUSING
FINANCE CORPORATION.**
Respondent.

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FLORIDA HOUSING
FINANCE CORPORATION

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

Petitioner ACRUVA Communities FL04, LLC (“Petitioner” or “ACRUVA Communities”) files this Formal Written Protest and Petition for Administrative Hearing pursuant to 120.57(3), Florida Statutes (“F.S.”) and rules 28-110.004 and 67-60, Florida Administrative Code. This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (“Florida Housing”) to award funding to Richman Apogean, LLC (“Richman”) (Application 2025-066C) and determination of eligibility of the application of Mowry Apartments, LLC (“Mowry”) (Application No. 2025-103C) in connection with *Request for Applications (RFA) 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County*.

Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for funding pursuant to the RFA. Petitioner sought funding in connection with the proposed new

construction of a 109-unit, high-rise residential apartment building called Arbors at Leisure City in Miami-Dade County, Florida. For the purposes of this proceeding, the Petitioner's address, telephone number and email address are those of its undersigned counsel. Petitioner is represented by Maureen McCarthy Daughton, Maureen McCarthy Daughton, LLC, 1400 Village Square Blvd., Ste 3-231, Tallahassee, Florida 32312; mdaughton@mmd-lawfirm.com

2. Florida Housing Finance Corporation is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

3. Florida Housing issued the RFA on June 18, 2024.

4. Applications were due by 3:00pm on July 11, 2024. (RFA at 2)

5. Florida Housing received fifty-three applications in response to the RFA. The petitioner, in response to the RFA, requested an allocation of \$3,800,000.00 in Housing Tax Credit funds for its proposed development.

6. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, August 23, 2024, at 10:02 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A." Petitioner was deemed eligible for funding.

7. On Wednesday, August 28th at 8:13 am., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice is attached hereto as Exhibit "B."

Background

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

housing in Florida. RFA 2024-203 proposes to award up to \$9,957,110 in Housing Tax Credits for proposed Developments located in Miami-Dade County.

9. 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. Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Fla. Admin. Code.

10. Florida Housing administers a competitive solicitation process to implement the provisions of the Housing Credit program under which developers apply for funding. *See* Chapter 67-60, F.A.C.

RFA 2024-203

11. The RFA establishes a series of mandatory eligibility and submission requirements. (RFA at 70-71) Failure to meet any eligibility item results in an application being deemed ineligible for funding. (RFA at 71)

12. The Maximum Points that can be awarded to each Applicant is fifteen.¹

13. Capitalized terms within the RFA shall have the meaning as set forth in this RFA, in Exhibit B, Rule Chapter 67-48, F.A.C. (effective July 7, 2024) and Rule Chapter 67-60, F.A.C., (effective July 6, 2022) or in applicable federal regulations. (RFA at 2)

14. The RFA includes a detailed process of scoring the Applications and selecting Applicants for funding. Appointed Review Committee members independently evaluate, and score assigned portions of the submitted applications based on the RFA requirements. (RFA at 74-76)

¹ Applicants can receive five points for, Bookmarking Attachments prior to submission; Five points for submitting a Principal Disclosure Form that is either stamped “approved” 14 days before the Application Deadline or stamped “received” at least 14 days before the Application Deadline and stamped “approved” prior to the Application Deadline; and lastly, five points for submitting a properly executed Local Government Contribution Form. (RFA at 73)

15. The RFA has four funding goals:

a. The Corporation has a goal to fund one Application that qualifies for the Permit Ready Goal.

b. The Corporation has a goal to fund one proposed Development that selected the Demographic Commitment of Family and qualifies for the Geographic Areas of Opportunity/SADDA Goal.

c. The Corporation has a goal to fund one proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

d. The Corporation has a goal to fund one proposed Development that qualifies for the Urban Center/MetroRail Station Designation.

(RFA at 73)

16. The RFA provides that 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 the Priority 2 Applications:

a. 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);

b. Next, by the Application's Leveraging Classification, applying the multipliers 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);

c. 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);

d. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

e. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 73,74)

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

- a. Goal to fund one Application selected for funding that qualifies for the Permit Ready Goal

The first Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Permit Ready Goal.

If there are none, then the first Application selected for funding will be the highest-ranking eligible Priority 2 Application that qualifies for the Permit Ready Goal.

Because Applications that qualify for Permit Ready Goal also qualify for an additional goal stated in b, c, or d., after the Permit Ready Goal is met, the second goal that the successful Applicant stated that the Applicant also qualified for will also be considered met.

- b. Goal to fund one Family Application that qualifies for the Geographic Area of Opportunity/ SADDA Goal.

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest-ranking eligible Priority 1 Family Applicant that qualifies for the Geographic Area of Opportunity/ SADDA Goal.

If there are none, then the first Application selected for funding will be the highest-ranking eligible Priority 2 Family Application that qualifies for the Geographic Area of Opportunity/ SADDA Goal.

- c. Goal to fund one Elderly (Non-ALF) Development

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies as an Elderly (Non-ALF) Development.

If there are none, then the next Application selected for funding will be the highest-ranking eligible Priority II Elderly (Non-ALF) Applicant.

- d. Goal to fund one Application that qualifies for the Urban Center/ MetroRail Designation.

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest-

ranking eligible Priority 1 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies for the Tier 2 MetroRail Designation or Tier 2 Urban Center Designation* If there are none, than the next Application selected for funding will be highest-ranking eligible Priority 2 Applicant that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.* If there are none than the next Application selected for funding will be the highest ranking eligible Priority 2 Applicant that qualifies for the Tier 2 MetroRail Designation or the Tier 2 Urban Center Designation.*

If this Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.

d. Remaining Funding

If funding remains after selecting the Applications as outlined above, or if funding remains because there are not eligible Applications that can be funded as outlined above, then no further Applications will be considered for funding and any remaining funding will be distributed as approved by the Board.

(RFA at 74,75)

18. On August 7, 2024, members of the Review Committee met at a public meeting to announce their scores into the record and to recommend Applicants for funding. Those recommended for funding are,

- Application No. 2025-066C – Apogean Apartments (*Proposed Family Development that qualifies for the Geographic Area of Opportunity/SADDA Goal*)

-Application No. 2025-111C – Notre Communauté (*Proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)*)

-Application No. 2025-080C- Earlington Court (*Proposed development that qualifies for the Urban Center/Metrorail Station Designation*)

At the conclusion of the Review Committee meeting the members voted to forward the scores and their recommendations for funding to the Florida Housing Board for approval. The Florida Housing Board approved the funding recommendations at the August 23rd meeting.

Substantial Interests Affected

19. Petitioner’s substantial interests are affected because Mowry’s application should have been deemed ineligible for funding and Richman’s application should have had its total score reduced to ten points and been deemed *not eligible* for the Proximity Funding Preference. If Richman’s application, currently selected for funding with lottery number 1, had its score reduced to ten points or been deemed *not entitled* to the Proximity Funding Preference and Mowry’s application, currently not funded but deemed eligible with lottery number 6, had been properly deemed *ineligible* for funding than the application of ACRUVA Communities, with lottery number 7 and eligible for the Proximity Funding Preference, would be funded as the highest-ranked eligible Applicant meeting the Geographic Areas of Opportunity/SADDA Goal (Family Demographic).

Proximity Points

20. The RFA allows Applicants to earn “proximity points,” based on the distance between the proposed development and transit services, including bus stops, and/or Community Services, such as public schools, medical facilities, grocery stores and pharmacies. (RFA at 23)

21. Applicants must achieve a Required Minimum Transit Service score for transit services and a Required Minimum Total Proximity Score to be eligible for funding. (RFA at 23) The different point totals required are set forth in the chart below²,

If Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding	If NOT Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding.	Required Minimum Total Proximity Points that Must be Achieved to be Eligible for Funding	Minimum Total Proximity Points that Must be Achieved to Receive the Proximity Funding Preference
1.5	2.0	10.5	12.5 or more

² None of the Applications at issue in this case are eligible for PHA or RD for the Proximity Point Boost described above.

(RFA at 23)

22. The RFA identifies multiple categories of Transit Services. All Public Bus Stops have the potential to yield Transit Service points for the applicant. Public Bus Transfer Stops and Public Bus Rapid Transit Stops yield the highest potential Transit Service points.

23. To determine the number of points, Applicants must

provide latitude and longitude coordinates for that service, stated in decimal degrees, rounded to at least the sixth decimal place, and the distance between the Development Location point and the coordinates for the service. The distances between the Development Location Point and the latitude and longitude for each service will be the basis for awarding proximity points.

Transit and Community Service charts determine the number of points an Applicant receives based on the distance from proposed Development to the type of Transit Service or Community Service. The closer the Development Location Point is to the service the higher the proximity points (RFA at 111-112)

24. An Applicant may choose up to three Community Services³ to achieve proximity points.

Applicants that wish to receive proximity points for any community service must provide the name and address for that service, and the distance between the Development Location Point and the location for the service. The distances between the Development Location Point and the doorway threshold for each service will be the basis for awarding proximity points.

(RFA at 27)

**Mowry is Ineligible for Failing to Achieve the
Required Minimum Total Proximity Points**

³ The Community Services that are available to all Demographics include Grocery Store, Medical facility, Pharmacy and Public School. (RFA at 26)

25. Mowry selected Public Bus Transfer Stop with latitude coordinates 25.462657 and longitude coordinates -80.461220 and estimated the distance between the Public Bus Transfer Stop and the Development Location Point⁴ as 0.78, which they claim results in 4.5 points.

26. Public Bus Transfer Stop for the calculation of proximity points is defined as

... a Public Bus Transfer Stop means a fixed location at which passengers may access at least three routes of public transportation via buses. Each qualifying route must either (i) have a scheduled stop at the Public Bus Transfer Stop at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis; or (ii) have the following number of scheduled stops at the Public Bus Transfer Stop within a 24 hour period, Monday through Friday, excluding holidays, on a year-round basis, for the applicable county size:

Small and Medium Counties: 12 scheduled stops

Large Counties: 18 scheduled stops⁵

This would include bus stations (i.e., hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

(RFA at 100)

27. Mowry, in addition to the 4.5 transit points, also claimed 8.5 Community Service Points, for 13 Total Proximity Points. (See Exhibit C, pages 9 and 10 of Mowry's application)

28. However, the location determined by the coordinates provided in the Mowry application fails to meet the definition of a Public Bus Transfer Stop and thus the Mowry application should receive zero Transit points. Losing 4.5 transit service points results in Mowry failing to achieve

⁴ (34) "Development Location Point" means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. Rule 67-48.002 (33), FAC.

⁵ Miami-Dade County is considered a Large County.

the Minimum Transit Score of 2.0 and the Minimum Total Proximity Points of 10.5 that must be achieved to be eligible for funding.

Richman is not entitled to the Proximity Points Preference

29. Richman chose Medical Facility as one of its three Community Services. The RFA defines Medical Facility as

A medically licensed facility that employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to provide general medical treatment to patients by walk-in or by appointment. Facilities that only treat specific classes of medical conditions, including, but not limited to clinics/emergency rooms affiliated with specialty or Class II hospitals, **or facilities that only treat specific classes of patients (e.g., age, gender) will not be accepted.**

Additionally, it must have either been in existence and available for use by the general public as of the Application Deadline.

(RFA at 77) (Emphasis supplied)

30. Richman selected DeLacalle Medical & Dental Center, located at 730 SE 8th St. Hialeah, FL 33010 which they claim is 0.35 miles from the proposed Development resulting in 3.5 of their claimed Total Proximity Score of 15. (See Exhibit D, pages 9-10 of Richman's application)

Based on this Total Proximity Score, Richman also claimed entitlement to the Proximity Funding Preference. (See, Exhibit D)

31. The DeLaCalle Medical Center provides on its website as follows,

Children
Accepting medical patients > 5 years/old.
Taking care of Dental patients of all ages.

(See, Exhibit E, page 2, print out of DeLaCalle Medical Center website – 8/15/2024)

32. This express exclusion of patients by age for medical treatment, specifically 5 years of age and under, does not meet the Medical Facility definition in the RFA. Additionally, the

practical impact of this “age” restriction on the future residents of a Development proposing a *Family demographic* is self-evident.

33. Richman should receive zero points for the DeLaCalle Medical Center. Subtracting 3.5 from the Total Proximity Score of 15 results in a Total Proximity Score of 11.5 points which means that Richman is no longer eligible for the Proximity Funding Preference. Without the Proximity Funding Preference Richman is no longer the highest ranked eligible applicant that meets the Geographic Areas of Opportunity/SADDA Goal (Family Demographic) and is no longer funded.

**Richman Loses 5 Points
for Invalid Local Government Certification Form**

34. For Applicants that select the Development Category of New Construction to receive the maximum of five points for a Local Government Contribution they must,

...provide evidence of a Local Government grant, loan, fee waiver and/or fee deferral that is effective as of the Application Deadline, is in effect at least through December 31, 2024, and has a value whose dollar amount is equal to or greater than \$100,000.

(RFA at 66) Such evidence is provided by including as part of the Application a “properly completed and executed Local Government Verification of Contribution Form(s) (Form Rev. 07-2022). The form at issue is the *Florida Housing Finance Corporation Local Government Verification of Contribution- Fee Waiver Form* (the “Verification Form”)

35. Richman submitted the executed Verification Form at Attachment 12 to its application, indicating the amount of the Fee Waiver received from Miami-Dade County is \$675,649.73.

36. The Verification Form specifically identifies the local government officials that are authorized to certify as to the truthfulness of the waiver being granted by Miami-Dade County. The certification provides as follows.

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

37. Cathy Burgos executed the Verification Form, as Chief Community Services Officer. The position of Chief Community Services Officer is not listed on the Verification Form as an approved signatory.

38. Richman did not include any signature authorization memorandum validating Ms. Burgos as authorized signatory for the mayor or any of the other persons listed on the Verification Form.

39. Without a signature authorization document indicating that Ms. Burgos is approved to execute the Verification Form as the designee for the mayor the Verification Form is not valid.⁶

Disputed Issues of Material Fact and Law

40. 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 Approved Scoring Results are contrary to the agency's governing statutes, the agency's rules or policies, or the solicitation specifications.

⁶ Petitioner submitted both the Verification Form and a Signature Authorization memorandum approving Ms. Burgos as the designee for the mayor in their application. These documents were provided to Petitioner together by Miami-Dade County. Richman did not provide a Signature Authorization memo, and their application can not be supplemented at this point.

- b. Whether Florida Housing's Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary or capricious;
- c. Whether the Mowry Application meets the requirements of the RFA;
- d. Whether the Mowry Application meets the Required Minimum Transit Points to be eligible for funding;
- e. Whether the Mowry Application meets the Minimum Total Proximity Points required to be eligible for funding;
- f. Whether the DeLaCalle Medical and Dental Center is a Medical Facility as defined of the RFA;
- g. Whether the Richman application is entitled to the Proximity Funding Preference;
- h. Whether the *Florida Housing Finance Corporation Local Government Verification of Contribution-Fee Waiver Form* submitted by Richman was valid and properly executed;
- i. Whether Richman was entitled to five points for the *Florida Housing Finance Corporation Local Government Verification of Contribution-Fee Waiver Form* submitted within the application.
- j. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

41. 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

42. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria in the RFA. Mowry is not eligible for funding because of its failure to achieve the Required Minimum Transit points and Required Minimum Total

Proximity Points. Richman has not met the Minimum Total Proximity Points to be eligible for the Proximity Preference and/or should lose five points thus is not the highest ranked applicant that meets the Geographic Area of Opportunity/SADDA Goal.

43. Unless the scoring 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.

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

Right to Amend the Petition

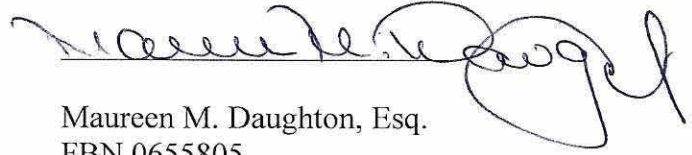
45. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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 application of Mowry Apartments, LLC is not eligible for funding, the application of Richman Apogean, LLC is no longer entitled to the Proximity Funding Preference and its score is lowered by five points, as a result that the Petitioner is funded.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 9th day of September 2024.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Maureen M. Daughton", written in a cursive style.

Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC

1400 Village Square Blvd.

Ste 3-231

Tallahassee, Florida 32312

Counsel for ACRUVA Communities FL04, LLC

EXHIBIT A

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-064C	Gateway at Goulds	Miami-Dade	Matthew A. Rieger	HTG Gateway Developer, LLC	F	112	\$1,799,900	Y	1	N	Y	Y	1	GAO/SADDA	15	Y	NC	\$254,788.38	A	Y	Y	24
2025-065C	Santa Cruz Isles	Miami-Dade	Lewis V Swazy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	41
2025-066C	Apogean Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$288,671.32	A	Y	Y	1
2025-067C	Kingman Road Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	47
2025-068C	Golden Glades Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	54
2025-069C	Cabana Club Senior	Miami-Dade	Thom Amdur	Cabana Club Senior Developer LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Elderly	10	Y	NC	\$291,378.30	A	Y	Y	2
2025-070C	CM Redevelopment Senior	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$2,000,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$191,696.25	A	Y	Y	53
2025-071C	Carney Row at Redlands Place	Miami-Dade	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$254,795.09	A	Y	Y	34
2025-072C	Catalyst at Goulds	Miami-Dade	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$259,427.73	A	Y	Y	15
2025-073C	Heritage at City Square	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc., R Howell Development, LLC, R Block Development, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	43
2025-074C	551 Fisherman Senior Residences	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	76	\$3,000,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$296,437.50	B	Y	Y	3
2025-075C	Heritage at Gratiigny Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc., R Howell Development, LLC, R Block Development, LLC	E, Non-ALF	125	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$228,296.40	A	Y	Y	19
2025-076C	Villa Esperanza II	Miami-Dade	Maria S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,750,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$256,736.05	A	Y	Y	13
2025-077C	Grace Village	Miami-Dade	Jacques F. Saint-Louis	Stone Soup Development, Inc., Grace Evangelical Baptist Church, Inc.	E, Non-ALF	90	\$2,900,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$241,980.83	A	Y	Y	45
2025-078C	Osprey Landing	Miami-Dade	Michael Ruane	ACRUYA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$259,427.73	A	Y	Y	17
2025-079C	Heritage Village North	Miami-Dade	Kenneth Naylor	Heritage Village North Development, LLC	E, Non-ALF	104	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$268,617.98	A	Y	Y	40
2025-080C	Earlington Court	Miami-Dade	Lewis V Swazy	RS Development Corp	E, Non-ALF	80	\$2,590,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$248,246.64	A	Y	Y	4
2025-081C	Metro Grande II	Miami-Dade	Maria S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$3,250,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$259,645.51	A	Y	Y	30

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-083C	Residences at 201 Sherazad	Miami-Dade	Willie Logan	Opa Locks Community Development Corporation, Inc. d/b/a Ten North Group	F	99	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$288,253.03	A	Y	Y	28
2025-083C	Ekos at Gladeview Station	Miami-Dade	Christopher L. Shear	MHP Miami IV Developer, LLC; DGP Miami IV Developer, LLC	E, Non-ALF	104	\$3,385,998	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,499.99	A	Y	Y	18
2025-084C	Ekos Gladeview	Miami-Dade	Christopher L. Shear	MHP Miami III Developer, LLC; DGP Miami III Developer, LLC	E, Non-ALF	96	\$3,125,536	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$244,499.94	A	Y	Y	32
2025-085C	Cauley Point	Miami-Dade	Matthew A. Rieger	HIG Cauley Developer, LLC	F	114	\$3,799,100	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$255,534.46	A	Y	Y	50
2025-086C	Metro Grande	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,750,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$260,755.21	A	Y	Y	35
2025-087C	Arbers at Naranja	Miami-Dade	Michael Ruane	ACRUVA Community Developers, LLC; CORF Miami Dade Developer, LLC	E, Non-ALF	111	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$257,050.54	A	Y	Y	12
2025-088C	Garden House	Miami-Dade	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$237,808.75	A	Y	Y	51
2025-089C	Pinnacle at Rockland	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	113	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$257,856.90	A	Y	Y	10
2025-090C	Pinnacle at Tropical Square	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	F	110	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$258,427.73	A	Y	Y	29
2025-091C	Pinnacle Commons	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	100	\$3,500,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$262,841.25	A	Y	Y	44
2025-092C	Enclave Parc	Miami-Dade	Darren Smith	SHAG Enclave Parc Developer, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	23
2025-093C	4440 Apartments	Miami-Dade	Charles F. Sims	Unified Development LLC, Calston, LLC	E, Non-ALF	88	\$7,952,961	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$751,999.99	A	Y	Y	31
2025-094C	Arbers at Leisure City	Miami-Dade	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	109	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$261,807.80	A	Y	Y	7
2025-095C	Palm Grove	Miami-Dade	Matthew A. Rieger	HIG Palm Grove Developer, LLC	F, Non-ALF	112	\$3,799,300	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,748.15	A	Y	Y	38
2025-096C	Vineyard Villas	Miami-Dade	Marc S. Pionskier	The Galehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,100,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$250,368.13	A	Y	Y	21
2025-097C	Princeton Garden Apartments	Miami-Dade	Joseph F. Chapman, IV	Royal American Properties, LLC; Onyx Housing Group, LLC	F	102	\$3,388,000	Y	1	N	Y	Y	2	GAO/SADDA	10	Y	NC	\$267,570.00	A	Y	Y	26
2025-098C	Edison Towers II	Miami-Dade	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	\$3,400,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$265,970.31	A	Y	Y	48

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-099C	Broadway Rising	Miami-Dade	Oscar Sol	Broadway Rising Dev. LLC; SFCIT Broadway Rising Dev, LLC	E, Non-ALF	90	\$3,200,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$267,013.33	A	Y	Y	27
2025-100C	Silver Creek II	Miami-Dade	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,290,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$274,523.08	A	Y	Y	14
2025-101C	Quail Roost Station IV	Miami-Dade	Kenneth Naylor	Quail Roost IV Development, LLC	F	100	\$3,800,000	Y	2	N	N	Y	2	Urban Center/ MetroRail	10	Y	NC	\$265,370.50	A	Y	Y	25
2025-102C	Vila Valencia	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$237,808.75	A	Y	Y	42
2025-103C	Mewry Drive Apartments	Miami-Dade	J. David Heller	NRP Sunshine Development LLC; WC2 Development, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$242,815.25	A	Y	Y	6
2025-104C	Quail Roost Station III	Miami-Dade	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	104	\$3,800,000	Y	2	N	N	Y	2	Elderly	15	Y	NC	\$274,394.71	A	Y	Y	20
2025-105C	Perrine Village I	Miami-Dade	Kenneth Naylor	Perrine Development, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$270,981.82	A	Y	Y	9
2025-105C	Culmer Place IV	Miami-Dade	Kenneth Naylor	APC Culmer Development IV, LLC	F	96	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$276,452.67	A	Y	Y	36
2025-107C	Moody Village	Miami-Dade	Kenneth Naylor	Moody Village I Development, LLC	F	100	\$3,800,000	Y	2	N	Y	N	N/A	GAO/SADDA	10	Y	NC	\$279,362.70	A	Y	Y	22
2025-108C	Legacy Station	Miami-Dade	Mario A. Sorial	Legacy Station I Developer, LLC	E, Non-ALF	100	\$3,262,425	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$244,999.96	A	Y	Y	43
2025-109C	Legacy Park	Miami-Dade	Mario A. Sorial	Legacy Park I Developer, LLC	F	115	\$3,710,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$242,271.07	A	Y	Y	11
2025-110C	Legacy Landing	Miami-Dade	Mario A. Sorial	Legacy Landing Developer, LLC	E, Non-ALF	110	\$3,588,667	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,999.93	A	Y	Y	52
2025-111C	Notre Communauté	Miami-Dade	Stephanie Berman	Carfour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$248,148.76	A	Y	Y	5
2025-112C	SoHe Square	Miami-Dade	Darren Smith	SHAG SoHe Square Developer, LLC	F	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	39
2025-113C	Goulds Apartments	Miami-Dade	Darren Smith	SHAG Goulds Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$246,347.11	A	Y	Y	16
2025-114C	Catherine Flon Estates	Miami-Dade	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	E, Non-ALF	100	\$3,150,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$235,557.13	A	Y	Y	46
2025-115C	Claude Pepper IV	Miami-Dade	David Barstyn	Redwood CP Developer IV, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	33
2025-116C	Residences at 1310C NW 27th Ave	Miami Dade	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	F	117	\$3,800,000	Y	1	N	N	N	N/A	Urban Center/ MetroRail	15	Y	NC	243906.41	A	N	Y	37
2025-117C	Sage Pointe	Miami-Dade	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,300,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$247,821.75	A	Y	Y	8

On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2024-203 Board Approved Preliminary Awards

Total HC Available for RFA	9,957,110.00
Total HC Allocated	9,740,000.00
Total HC Remaining	217,110.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

2025-056C	Apogean Apartments	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	A	Y	Y	1
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One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2025-111C	Notre Communauté	Stephanic Berman	Carrfour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	A	Y	Y	5
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

2025-080C	Earlington Court	Lewis V Swezy	RS Development Corp	E, Non-ALF	80	\$2,500,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	A	Y	Y	4
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On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applicants for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EXHIBIT B

Maureen McCarthy Daughton, LLC

MMD LAW

RECEIVED

AUG 28 2024 8:13 AM

FLORIDA HOUSING
FINANCE CORPORATION

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
Tallahassee, Florida 32312

T: (850) 345-8251
Mdaughton@mmd-lawfirm.com

Via Email

August 28, 2024

Corporation Clerk (CorporationClerk@floridahousing.org)
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

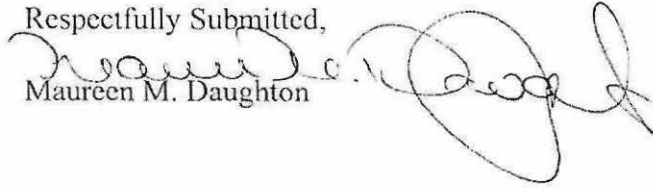
**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections
in Request for Applications (RFA) 2024-203 Housing Credit Financing for
Affordable Housing Developments Located in Miami-Dade County**

Dear Corporation Clerk:

On behalf of Applicant, ACRUVA Communities FL04, LLC, Application No. 2025-094C and pursuant to Section 120.57(3), Florida Statutes, Chapter 28-110 and rule 67-60.009, Florida Administrative Code, we hereby provide this Notice of Intent ("Notice") to protest the Award Notice, Scoring and Ranking of *RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County* posted by Florida Housing Finance Corporation on August 23, 2024, at 10:02 am. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,


Maureen M. Daughton

Cc Ethan Katz, Deputy General Counsel

RFA 2024-203 Board Approved Preliminary Awards

Total HC Available for RFA	9,957,110.00
Total HC Allocated	9,740,000.00
Total HC Remaining	217,110.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Area of Opportunity/SADDA Goal

2025-066C	Apogean Apartments	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	A	Y	Y	1
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One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2025-111C	Notre Communate	Stephanie Berman	Carfour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	A	Y	Y	5
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

2025-080C	Springton Court	Lewis V Swezy	RS Development Corp	E, Non-ALF	80	\$2,590,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	A	Y	Y	4
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On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

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RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-064C	Gateway at Goulds	Miami-Dade	Matthew A. Rieger	HTG Gateway Developer, LLC	F	112	\$3,799,900	Y	1	N	Y	Y	1	GAO/SADDA	15	Y	NC	\$254,788.38	A	Y	Y	24
2025-065C	SanLa Cruz Isles	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	41
2025-066C	Apogean Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$288,623.32	A	Y	Y	1
2025-067C	Kingman Road Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	47
2025-068C	Golden Glades Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	54
2025-069C	Cabana Club Senior	Miami-Dade	Thom Amdur	Cabana Club Senior Developer LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Elderly	10	Y	NC	\$291,378.30	A	Y	Y	2
2025-070C	CM Redevelopment Senior	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$2,000,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$181,696.25	A	Y	Y	53
2025-071C	Cannery Row at Redlands Place	Miami-Dade	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,795.09	A	Y	Y	34
2025-072C	Catalyst at Goulds	Miami-Dade	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$259,427.73	A	Y	Y	15
2025-073C	Heritage at City Squares	Miami-Dade	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	49
2025-074C	551 Fisherman Senior Residences	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	76	\$3,000,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$296,437.50	B	Y	Y	3
2025-075C	Heritage at Gratiway Park	Miami-Dade	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	125	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$228,296.40	A	Y	Y	19
2025-076C	Villa Esperanza II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,750,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$256,736.05	A	Y	Y	13
2025-077C	Grace Village	Miami-Dade	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	E, Non-ALF	90	\$2,900,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$241,980.83	A	Y	Y	45
2025-078C	Osprey Landing	Miami-Dade	Michael Ruanc	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$259,427.73	A	Y	Y	17
2025-079C	Heritage Village North	Miami-Dade	Kenneth Naylor	Heritage Village North Development, LLC	E, Non-ALF	104	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$268,617.98	A	Y	Y	40
2025-080C	Earlington Court	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	80	\$2,590,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$248,246.64	A	Y	Y	4
2025-081C	Metro Grande II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$3,250,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$259,645.61	A	Y	Y	30
2025-082C	Residences at 201 Shavazad	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	F	99	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$288,253.03	A	Y	Y	28

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2025-085C	Caulley Point	Miami-Dade	Matthew A. Rieger	HTG Caulley Developer, LLC	F	114	\$3,799,100	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$255,534.46	A	Y	Y	50
2025-086C	Metro Grande I	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,750,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$260,755.21	A	Y	Y	35
2025-087C	Arbors at Narajia	Miami-Dade	Michael Ruane	ACRIVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$257,090.54	A	Y	Y	12
2025-088C	Garden House	Miami-Dade	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$237,808.75	A	Y	Y	51
2025-089C	Pinnacle at Rorkland	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	113	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$257,856.90	A	Y	Y	10
2025-090C	Pinnacle at Tropical Square	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	F	110	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$259,427.73	A	Y	Y	29
2025-091C	Pinnacle Commons	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	100	\$3,500,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$262,841.25	A	Y	Y	44
2025-092C	Enclave Parc	Miami-Dade	Darren Smith	SHAG Enclave Parc Developer, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	23
2025-093C	4440 Apartments	Miami-Dade	Charles F. Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,952,961	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$251,999.99	A	Y	Y	31
2025-094C	Arbors at Leisure City	Miami-Dade	Daniel F. Acosta	ACRIVA Community Developers, LLC	F	109	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$261,807.80	A	Y	Y	7
2025-095C	Palm Grove	Miami-Dade	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	117	\$3,799,300	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,748.15	A	Y	Y	38
2025-096C	Vineyard Villas	Miami-Dade	Marc S. Planski	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,100,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$250,368.13	A	Y	Y	21
2025-097C	Princeton Garden Apartments	Miami-Dade	Joseph F. Chapman, IV	Royal American Properties, LLC; Onyx Housing Group, LLC	F	102	\$3,388,000	Y	1	N	Y	Y	2	GAO/SADDA	10	Y	NC	\$267,570.00	A	Y	Y	26
2025-098C	Edison Towers II	Miami-Dade	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	\$3,400,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$265,970.31	A	Y	Y	48

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-099C	Broadway Rising	Miami-Dade	Oscar Sol	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$3,200,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$267,013.33	A	Y	Y	27
2025-100C	Silver Creek II	Miami-Dade	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,290,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$274,523.08	A	Y	Y	14
2025-101C	Quail Roost Station IV	Miami-Dade	Kenneth Naylor	Quail Roost IV Development, LLC	F	100	\$3,800,000	Y	2	N	N	Y	2	Urban Center/ MetroRail	10	Y	NC	\$285,370.50	A	Y	Y	25
2025-102C	Villa Valencia	Miami-Dade	Lewis V Swazy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$237,808.75	A	Y	Y	42
2025-103C	Mowry Drive Apartments	Miami-Dade	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$242,815.25	A	Y	Y	6
2025-104C	Quail Roost Station III	Miami-Dade	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	104	\$3,800,000	Y	2	N	N	Y	2	Elderly	15	Y	NC	\$274,394.71	A	Y	Y	20
2025-105C	Perrine Village I	Miami-Dade	Kenneth Naylor	Perrine Development, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$270,981.82	A	Y	Y	9
2025-106C	Culmer Place IV	Miami-Dade	Kenneth Naylor	APC Culmer Development IV, LLC	F	96	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$276,452.67	A	Y	Y	36
2025-107C	Moody Village	Miami-Dade	Kenneth Naylor	Moody Village I Development, LLC	F	100	\$3,800,000	Y	2	N	Y	N	N/A	GAO/SADDA	10	Y	NC	\$279,362.70	A	Y	Y	22
2025-108C	Legacy Station	Miami-Dade	Mario A. Sario	Legacy Station I Developer, LLC	E, Non-ALF	100	\$3,262,425	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$244,999.96	A	Y	Y	43
2025-109C	Legacy Park	Miami-Dade	Mario A. Sario	Legacy Park I Developer, LLC	F	115	\$3,710,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$242,271.07	A	Y	Y	11
2025-110C	Legacy Landing	Miami-Dade	Mario A. Sario	Legacy Landing Developer, LLC	E, Non-ALF	110	\$3,588,667	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,999.93	A	Y	Y	52
2025-111C	Notre Communauté	Miami-Dade	Stephanie Berman	Carrefour Supportive Housing, Inc.	E, Non-ALF	115	\$3,900,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$248,148.26	A	Y	Y	5
2025-112C	SoHe Square	Miami-Dade	Darren Smith	SHAG SoHe Square Developer, LLC	F	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	39
2025-113C	Gould's Apartments	Miami-Dade	Darren Smith	SHAG Gould's Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$246,347.11	A	Y	Y	16
2025-114C	Catherine Flon Estates	Miami-Dade	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	E, Non-ALF	100	\$3,150,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$236,557.13	A	Y	Y	46
2025-115C	Claude Pepper IV	Miami-Dade	David Burstyn	Rodwood CP Developer IV, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	33
2025-116C	Residences at 13100 NW 27th Ave	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	F	117	\$3,800,000	Y	1	N	N	N	N/A	Urban Center/ MetroRail	15	Y	NC	243906.41	A	N	Y	37
2025-117C	Sage Pointe	Miami-Dade	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,300,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$247,821.75	A	Y	Y	8

On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 170, Fla. Stat.

EXHIBIT C

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

**Section 4.A.5
Proximity, Mandatory Distance, and RECAP**

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No _____

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

No _____

Points awarded for Proximity Point Boost

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

_____ (The proposed Development does not qualify to select this option with a Demographic Commitment of Family.)

Points awarded for Transit Type

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1				
Public Bus Stop 2				
Public Bus Stop 3				
Public Bus Transfer Stop	25.462657	-80.461220	0.78	4.5
Public Bus Rapid Transit Stop				
Public Rail Station				

This area intentionally left blank.

(3) Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

Service	Service Name	Service Address	Distance*	Points awarded for Community Services
Grocery Store	Publix	891 N Homestead Blvd., Homestead, FL 33030	1.05	2.0
Medical Facility				

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Pharmacy	Navarro Discount Pharmacy	2614 NE 10th Ct., Homestead, FL 33033	0.94	2.5
Public School	Everglades Preparatory Academy	2251 Mowry Drive, Homestead, FL 33033	0.40	4.0

*Rounded up to the nearest hundredth of a mile. Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

Is any part of the proposed Development located in a RECAP designated area?

No

(1) Does the Application qualify for the Environmental Impactology of Redevelopment, with a signed acknowledgment?

g. Urban Center Designation Qualifications

(1) Does the Application qualify for the Urban Center Designation?

No

(2) Which categories of development qualify for the Urban Center Designation, including all development that is located in the Urban Center Designation, including all development that is located in the Urban Center Designation, including all development that is located in the Urban Center Designation.

(3) Does the Application qualify for the MetroRail Station Designation?

MetroRail Station Designation Qualifications

(3) Does the Application qualify for the MetroRail Station Designation?

No

(4) What is the name of the MetroRail Station that is closest to the development?

Transit Service Points calculated based on the information entered above:

4.5

Community Service Points calculated based on the information entered above:

8.5

PHA or RD Proximity Boost points achieved?

0

Total Proximity Points calculated based on information entered above:

13

Does the Application qualify for either the Urban Center Designation or MetroRail Station Designation?

No

Using the information entered above, does the Application meet the minimum Transit Point Requirement?

Yes

Using the information entered above, does the Application meet the minimum Proximity Point Requirement?

Yes

Using the information entered above, does the Application meet the Proximity Funding Preference?

Yes

Total Proximity Points calculated based on information entered above, without the benefit of a PHA Boost:

13

EXHIBIT D

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

**Section 4.A.5
Proximity, Mandatory Distance, and RECAP**

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?
 No _____

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?
 No _____

Points awarded for Proximity Point Boost*

0.0

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

(The proposed Development does not qualify to select this option with a Demographic Commitment of Family.)

Points awarded for Transit Type

0.0

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1				
Public Bus Stop 2				
Public Bus Stop 3				
Public Bus Transfer Stop				
Public Bus Rapid Transit Stop				
Public Rail Station	25.811559	-80.258742	0.20	6

This area intentionally left blank.

(3) Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

Service	Service Name	Service Address	Distance*	Points awarded for Community Services
Grocery Store				
Medical Facility	DeLaCalle Medical Center	730 SE 8th St, Hialeah, FL 33010	0.35	3.5

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Pharmacy	Walgreens	400 Hialeah Drive, Hialeah, FL	0.98	2.5
Public School	Miami Springs Middle School	150 S Royal Poinciana Boulevard Miami Springs,	0.83	3.0

*Rounded up to the nearest hundredth of a mile. Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

Is any part of the proposed Development located in a RECAP designated area?

No

(1) Does the Application qualify for the description of a RECAP designated area as defined in the RFA?

g. Urban Center Designation Qualifications

(1) Does the Application qualify for the Urban Center Designation?

No

(2) Does the Application qualify for the description of an Urban Center Designation as defined in the RFA?

(3) Does the Application qualify for the description of a Transit Station Designation as defined in the RFA?

MetroRail Station Designation Qualifications

(3) Does the Application qualify for the MetroRail Station Designation?

No

(4) Does the Application qualify for the description of a Transit Station Designation as defined in the RFA?

Transit Service Points calculated based on the information entered above:

6

Community Service Points calculated based on the information entered above:

9

PHA or RD Proximity Boost points achieved?

0

Total Proximity Points calculated based on information entered above:

15

Does the Application qualify for either the Urban Center Designation or MetroRail Station Designation?

No

Using the information entered above, does the Application meet the minimum Transit Point Requirement?

Yes

Using the information entered above, does the Application meet the minimum Proximity Point Requirement?

Yes

Using the information entered above, does the Application meet the Proximity Funding Preference?

Yes

Total Proximity Points calculated based on information entered above, without the benefit of a PHA Boost:

15

EXHIBIT E

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Discover the latest cancer treatment options as well as alternative options.



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Come & receive your EKG/Echo cardiogram. Every 34 sec an American Suffers a Heart Attack.



Surgery

Surgery should be the last option when it comes to your care. Sometimes it is necessary. Always evaluate pros & cons with one of our physicians



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Come in to our center & receive high quality X-ray imaging to diagnose cardiopulmonary conditions.



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Accepting medical patients >5 years/old. Taking care of Dental patients of all ages.



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The most complex organ & the least understood, maintain an active lifestyle, play puzzle games, exercise your brain to



Bone

Bone Density examination can be used to screen for bone



Eye Ent

Our physicians will make sure you receive your yearly eye exam. Diabetic patients are increased risk of retinopathy.



Dental Checkup

General health starts in your oral cavity, make sure to receive your annual checkups, prevent gum disease & get screened for oral cancers.



Cleanings

Receive a deep cleaning, and maintain your oral hygiene by following up with general cleanings at least every 6 months.



Root Canals

Our dentist will make everything possible to save your permanent molars by performing a root canal. Don't wait until is too late, remember nothing will be a better replacement than your original teeth.



Extractions

If your molars cannot be saved, our dentist will perform an extraction, and followup for tooth replacement.



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Receive the best Implant & Crown replacement at our facility, our dentists treat their work with perfectionism & passion.



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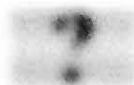
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3

FACILITIES

15

EMPLOYEES

5

DOCTORS

45

EQUIPMENT

100%

SATISFACTION

Who works with us?

Meet Doctors



GILDA M. DELACALLE

General Medicine Physician

Studied medicine in Cuba, graduated from Instituto Superior de Ciencias Medicas de Santiago de Cuba in 1987. One of South Florida's leading General Medicine medical providers serving the Miami-Dade community since 2004.



KARINA LOBAINA

General Dentist

Has a passion for helping patients maintain oral health, promoting monthly dental checkups, frequent tooth brushing, daily floss. Strives to always be a perfectionist in every situation she encounters.



ANA BALCAZAR

Nurse Practitioner

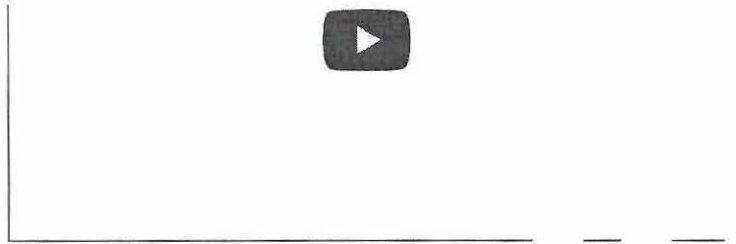
Studied medicine in Cuba & graduated from Instituto Superior de Ciencias Medicas de de Cuba in 1985. Received acknowledgment the best academic record in medical sciences.



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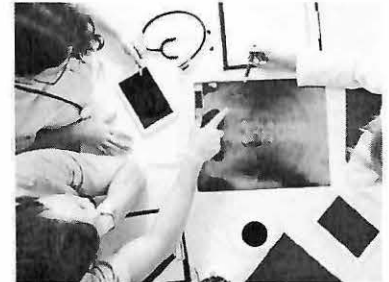
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