

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

**B'NAI B'RITH APARTMENTS of  
DEERFIELD BEACH, IV, LP**  
Petitioner,

**FHFC Case No. 2024-070BP  
RFA No. 2024-205  
App. No. 2025-262BSA**

vs.

**FLORIDA HOUSING  
FINANCE CORPORATION.**  
Respondent.

**RECEIVED**  
NOV 1 2024 8:00 AM  
FLORIDA HOUSING  
FINANCE CORPORATION

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

Petitioner B'nai B'rith Apartments of Deerfield Beach, IV, LP ("Petitioner" or "B'nai B'rith") 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 deem Petitioner's Application as ineligible in connection with *Request for Applications (RFA) 2024-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits.*

**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 62-unit, mid-rise residential apartment building called B'nai B'rith Apartments,

IV in Broward 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 August 20, 2024.

4. Applications were due by 3:00pm on September 12, 2024. (RFA at 4)

5. Florida Housing received 78 applications in response to the RFA. The Petitioner, in response to the RFA, requested an allocation of \$5,000,000 in SAIL and ELI funds for its proposed development.

6. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Tuesday, October 22, 2024, at 9:48 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A." Petitioner was deemed ineligible for funding.

7. On Thursday, October 24<sup>th</sup>, the 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 2024-205 proposes to award up to \$87,825,000, in State Apartment Incentive Loan ("SAIL") funds to use for gap financing, in conjunction with Tax-Exempt Bond

Financing, Non-Competitive Housing Credits, and if applicable, the Home Investment Partnership Program (“HOME”) from the American Rescue Plan Act.

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 administers the SAIL program in the State of Florida.

10. Florida Housing establishes by rule the procedure for competitively evaluating and selecting SAIL applications for funding. *See* Chapter 67-60, F.A.C.

**RFA 2024-205**

11. The RFA establishes a series of mandatory eligibility and submission requirements. (RFA at 94-95) Failure to meet any eligibility item results in an application being deemed ineligible for funding. (RFA at 94)

12. The Maximum Points that can be awarded to each Applicant is twenty-one. <sup>1</sup>

13. 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 100-106)

14. The RFA has four funding goals:

a. One Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal.

b. One Self-Sourced Application located in Miami-Dade County or Broward County, with a preference for a Priority 1 Application.

c. One Elderly Application, with a preference for a Priority 1 Application that commits to the Veterans Preference.

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<sup>1</sup> 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; five points for submitting a properly executed Local Government Contribution Form, four points for Compliance Period Points (Self-Sourced Applicants only) and two points for Higher Self-Sourced Applicant Contribution Points. (RFA at 96)

d. One Family Application that qualifies for the Preservation Development Goal, with a preference for a Priority 1 Application.

e. One New Construction Application that qualifies for the Hurricane Idalia-Impacted County Goal, with a preference for either a Self-Sourced Family Application or a Priority 1 Application that commits to the Veterans Preference.  
(RFA at 99)

15. The RFA provides that the highest scoring Applications will be determined by first sorting together all eligible Priority 1 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 Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Leveraging Classification of A receiving the highest preference)
- a. 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;
- c. 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
- e. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 100)

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

a. Goals

- (1) One Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal.

The first Application selected for funding will be the highest-ranking Priority 1 Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal.

If the goal could not be met because there are no Applications that qualify for this goal, the selection process will continue with (2) below.

(2) One New Construction Application in Broward County and one in Miami-Dade County.

(a) One Family Application

The second Application selected for funding will be the highest-ranking New Construction Application proposing a development in Miami-Dade County or Broward County that also qualifies as a Self-Sourced Family Application.

If the goal could not be met because there are no Applications that meet those conditions, then the second Application selected for funding will be the highest-ranking Priority 1 New Construction Family Application proposing a Development in Miami-Dade County or Broward County, regardless of whether the Application is from a Self-Sourced Applicant.

If the goal could not be met because there are no Applications that meet those conditions, then the second Application selected for funding will be the highest-ranking Priority 2 New Construction Family Application proposing a Development in Miami-Dade County or Broward County, regardless of whether the Application is from a Self-Sourced Applicant.

If the goal could not be met because there are no Applications that qualify as a Self-Sourced or Non-Self-Sourced Family Application proposing a Development in Miami-Dade County or Broward County, the selection process will continue with (3) below.

(b) One Elderly Application

If the Application selected for funding in (a) was proposing a Development located in Broward County, the third Application selected for funding will be the highest-ranking Priority 1 Application proposing a Development in Miami-Dade County that commits to the Veterans Preference.

If the Application selected for funding in (a) was proposing a Development located in Miami-Dade County, the third Application selected for funding will be the highest-ranking Priority 1 Application proposing a Development in Broward County that commits to the Veterans Preference.

If the goal could not be met because there are no Applications that meet those conditions, then, if the Application selected for funding in (a) was proposing a Development located in Broward County, the third Application selected for funding will be the highest-ranking Priority 2 Application proposing a Development in Miami-Dade County that commits to Veterans Preference.

If the goal could not be met because there are no Applications that meet those conditions, then, if the Application selected for funding in (a) was proposing a Development located in Miami-Dade County, the third Application selected for funding will be the highest-ranking Priority 2 Application proposing a Development in Broward County that commits to Veterans Preference.

If the Application selected for funding in (a) was proposing a Development located in Broward County, the third Application selected for funding will be the highest-ranking Priority 1 Application proposing a Development in Miami-Dade County, regardless of whether the Application qualified for the Veterans Preference.

If the Application selected for funding in (a) was proposing a Development located in Miami-Dade County, the third Application selected for funding will be the highest-ranking Priority 1 Application proposing a Development in Broward County, regardless of whether the Application qualified for the Veterans Preference.

If the goal could not be met because there are no Applications that meet these conditions, then, if the Application selected for funding in (a) was proposing a Development located in Broward County, the third Application selected for funding will be the highest-ranking Priority 2 Application proposing a Development in Miami-Dade County, regardless of whether the Application qualified for the Veterans preference.

If the goal could not be met because there are no Applications that meet these conditions, then, if the Application selected for funding in (a) was proposing a Development located in Miami-Dade County, the third Application selected for funding will be the highest-ranking Priority 2 Application proposing a Development in Broward County, regardless of whether the Application qualified for the Veterans preference.

If the goal could not be met because there are no Elderly Applications proposing a Development in Miami-Dade County or Broward County, the selection process will continue with (3) below.

(3) One Family Application that qualifies for the Preservation Development Goal<sup>2</sup>

The fourth Application selected for funding will be the highest-ranking Priority 1 Family Application that qualifies for the preservation Development Goal, subject to both Funding Tests and the County Award Tally.

If the goal could not be met because there are no Applications that meet those conditions, then the fourth Application selected for funding will be the highest-

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<sup>2</sup> There was no application selected that qualified for the Preservation Development Goal.

ranking Priority 2 Family Application that qualifies for the Preservation Development Goal, subject to both Funding Tests and the County Award Tally.

Once the Preservation Development Goal is met, no other Applications that qualify for the Preservation Development Goal will be selected to meet the other Goals: however, Developments that qualify for the Preservation Development Goal may compete for funding in the selection process beginning in b. below.

If the goal could not be met because there are no Applications that qualify for this goal, the selection process will continue with (4) below.

(4) One New Construction Application that qualifies for Hurricane Idalia-Impacted County Goal.

The fifth Application selected for funding will be the highest-ranking Priority 1 New Construction Application that qualifies for the Hurricane Idalia-impacted County Goal, that also either (a) qualifies as a Self-Sourced Family Application or (b) commits to the Veterans Preference, subject to both the Funding Tests and the County Award Tally,

If the goal could not be met because there are no Applications that meet those conditions, then the fifth Application selected for funding will be the highest ranking priority 2 Application that qualifies for the Hurricane Idalia-impacted County Goal, that commits to the Veterans Preference, subject to both the Funding Tests and the County Award Tally.

If the goal could not be met because there are no Applications that meet those conditions, then the fifth Applications selected for funding will be the highest ranking priority 1 Application that qualifies for the Hurricane Idalia-impacted County Goal, subject to both the Funding Tests and the County Award Tally, regardless of whether that Application is from a Self-Sourced Applicant or qualified for the Veterans Preference.

If the goal could not be met because there are no Applications that meet those conditions, then the fifth Applications selected for funding will be the highest-ranking priority 2 Application that qualifies for the Hurricane Idalia-impacted County Goal, subject to both the Funding Tests and the County Award Tally, regardless of whether the Application is from a Self-Sourced Applicant or qualified for the Veterans Preference.

If the goal could not be met because there are no Applications that qualify for this goal, the selection process will continue with b below.

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 Priority 1 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 both Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Priority 1 Applications, then the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Priority 2 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 both 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, then 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 Priority 1 Applications will be selected for funding, subject to both Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Priority 1 Applications can meet both of the Funding Tests or if there are no eligible unfunded Family Medium County Self-Sourced Priority 1 Applications, then no further Family Medium County Self-Sourced Applications will be selected for funding and the funding selection process will continue with (2) below.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Priority 1 Application that meets the Veterans Preference will be selected for funding, subject to both Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Medium County Priority 1 Application that meet the Veterans Preference and the Funding Tests, the highest ranking eligible unfunded Elderly Medium County



Priority 2 Application that meet the Veterans Preference will be selected for funding, subject to both Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Medium County Application that meet the Veterans Preference and the Funding Tests, then the funding selection process will continue with (3) below.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Priority 1 Applications, regardless of the Development Category, will be selected for funding, subject to both Funding Tests and the County Award Tally.

If none of the eligible unfunded Medium County Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Priority 1 Applications, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Priority 2 Applications, regardless of the Development Category, will be selected for funding, subject to both 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 and the funding selection process will continue with d. below.

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 Priority 1 Applications will be selected for funding, subject to both Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self Sourced Priority 1 Applications can meet both of the Funding Tests or if there are no eligible unfunded Family Large County Self-Sourced Priority 1 Applications, then no further Family Large County Self-Sourced Applications will be selected for funding and the funding selection process will continue with (2) below.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Priority 1 Application that meets the Veterans Preference will be selected for funding, subject to both Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Large County Priority 1 Application that meet the Veterans Preference and the Funding Tests, the highest ranking eligible unfunded Elderly Large County Priority 2 Application that meet the Veterans Preference will be selected for funding, subject to both Funding Tests and the County Award Tally.

If the goal could not be met because there were no eligible unfunded Elderly Large County Application that meet the Veterans Preference and the Funding Tests, then the funding selection process will continue with (3) below.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Priority 1 Applications, regardless of the Development Category, will be selected for funding, subject to both Funding Tests and the County Award Tally.

If none of the eligible unfunded Large County Priority 1 Applications can meet both of the Funding Tests, or if there are no eligible unfunded Large County Priority 1 Applications, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Priority 2 Applications, regardless of the Development Category, will be selected for funding Tests and the County Award Tally.

If none of the eligible unfunded Large County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Large County Applications, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

6. Returned Funding

Funding that becomes available after the Board takes action on the Committee's recommendation(s), 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 as approved by the Board.

RFA at 100-105

17. On October 9, 2024, members of the Review Committee met at a public meeting to announce their scores into the record and to recommend applications for funding. Those recommended for funding are,

- Application No. 2025-0222BSA – CM Redevelopment II (*HUD Choice Neighborhoods Implementation Grant Goal*)
- Application No. 2025-231BS– Gallery at SoMi Parc (*New Construction Family Application proposing a Development in Miami-Dade County*)
- Application No. 2025-210SA-Pinnacle at Cypress (*New Construction Elderly Application proposing a Development in Broward County*)
- Application No. 2025-275BSA- Ekos at Bayonet Point II (*New Construction Application that qualifies for the Hurricane Idalia-Impacted County Goal*)
- Application No.2025-273BSA- Cross Creek Gardens at Quincy II (*Small County Application*)
- Application No. 2025-271BSA- Summit Villas (*Medium County Application*)
- Application 2025-234SA- Amaryllis Park Place 4 (*Medium County*)
- Application 2025-238SA- Woodland Park II (*Medium County*)
- Application No. 2025-284BS- The Beacon at Creative Village-Phase II (*Large County Application*)
- Application No. 2025-230BS- Gallery at Rome Yards Phase 4 (*Large County Application*)
- Application No. 280SA- Village of Valor (*Large County Application*)
- Application 2025-232BS- Residences at Claude Pepper (*Large County Application*)
- Application 2025-229BSA- Metro Grande II- (*Large County Application*)
- Application 2025-279BSA- 40<sup>th</sup> Street Lofts- (*Large County Application*)
- Application 2025-211SA- Calusa Pointe II- (*Large County Application*)

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 October 22<sup>nd</sup> meeting.

### **Substantial Interests Affected**

18. Petitioner's substantial interests are affected because its application should have been deemed eligible for funding. If B'nai B'rith' Apartments of Deerfield Beach IV, LP's application had been deemed eligible, with lottery number 5, and an allocation request of \$5,000,000 it would have been funded third as highest-ranked eligible New Construction Elderly Application proposing a development in Broward County as opposed to Pinnacle at Cypress with a lottery number of 17, and an allocation request of \$10,500,000.

### **Legally Formed Entity**

19. The RFA requires that the Applicant must be a "legally formed entity" qualified to do business in the state of Florida as of the Application Deadline<sup>3</sup>. The RFA further provides as follows,

Include, as Attachment 1 to Exhibit A, evidence from the Florida Department of State, Division of Corporations, that the Applicant satisfies the foregoing requirements. Such evidence may be in the *form of a certificate of status or other reasonably reliable information, or documentation issued, published, or made available by the Florida Department of State, Division of Corporations.*

RFA at 11-12(Emphasis supplied)

20. Petitioner submitted a true and correct copy of the Certificate of Limited Partnership of B'nai B'rith Apartments of Deerfield Beach IV, LP that was filed on September 22, 2020, and

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<sup>3</sup> Application Deadline is defined as 3:00pm., Eastern Time, on September 12, 2024. (RFA at 4)

signed under seal on September 23, 2020.<sup>4</sup> Attached as Exhibit C is a true and correct copy of the documentation submitted by the Petitioner.

#### Documentation Submitted by Other Applicants

21. The following are examples of documentation submitted by Applicants in RFA 2024-205 and accepted by Florida Housing as establishing the applicant as a legally formed entity qualified to do business in Florida as of the Application Deadline.

##### **Example 1- Certificate of Limited Liability Company (hereinafter “Certificate”)**

*I certify from the records of this office that Country Club Magnolia Senior, LP is a limited partnership organized under the laws of the State of Florida, filed on October 31, 2018.*

*(omitted document number)*

*I further certify that said limited partnership has paid all fees due this office through December 31, 2024, and that its status is active.*

The Certificate was signed under seal on June 17, 2024. A copy of this documentation is attached hereto as Exhibit D.

##### **Example 2- Certificate of Limited Partnership**

*I certify from records of this office that Metro Grande II Associates, LTD is a limited partnership organized under the laws of the State of Florida filed on August 22, 2017.*

*(omitted document number)*

*I further certify that said limited partnership has paid all fees due this office through December 31, 2024, and that its status is active.*

*I further certify that said limited partnership has not filed a certificate of Withdrawal.*

The Certificate was signed under seal on June 26, 2024. A copy of this documentation is attached hereto as Exhibit E.

##### **Example 3- Certificate of Limited Partnership**

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<sup>4</sup> B'nai B'rith Apartments of Deerfield Beach IV, LP has timely filed all Annual Reports with the Florida Department of State since filing its Certificate of Limited Partnership on September 22, 2020.

*I certify from records of this office that Pinnacle at Cypress, LLLP is a Limited Partnership organized under the laws of the State of Florida, filed on June 14, 2024.*

*(omitted document number)*

*I further certify that said limited partnership has paid all fees due this office through December 31, 2024, and that its status is active.*

*I further certify that said limited partnership has not filed a Certificate of Withdrawal.*

The Certificate was signed under seal on June 17, 2024. A copy of this documentation is attached hereto as Exhibit F.

22. All the entities above, including the Petitioner, submitted documentation that they were a legally formed entity qualified to do business in the State of Florida *as of* the Application Deadline.

23. Florida Housing accepted as reasonably reliable, certifications from the Florida Secretary of State to establish that the subject entities were qualified to do business in the State of Florida as of the Application Deadline, which is September 12, 2024.

24. The application of B'nai B'rith Apartments of Deerfield Beach, IV, LP, was the only application that was *deemed ineligible* based on the documentation provided. The certification from the Florida Secretary of State in 2020, provided by B'nai B'rith is no less reliable than those presented above and the decision to treat the applications differently is arbitrary and capricious.

#### **Disputed Issues of Material Fact and Law**

25. 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.

b. Whether Florida Housing's Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary or capricious.

c. Whether the B'nai B'rith Application meets the requirements of the RFA.

d. Whether B'nai B'rith Apartments of Deerfield Beach IV, LP was a legally formed entity qualified to do business in Florida as of the Application Deadline.

e. Such other issues as may be revealed during the protest process.

**Statutes and Rules Entitling Relief**

26. 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**

27. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria in the RFA. B'nai B'rith Apartments of Deerfield Beach, IV, LP should have been deemed eligible for funding.

28. 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.

29. A correct application of the eligibility, scoring and ranking criteria will result in funding for the 62 unit New Construction Elderly Development proposed by B'nai B'rith Apartments of Deerfield Beach, IV, LP.

**Right to Amend the Petition**

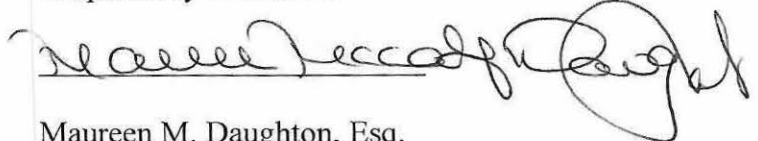
30. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

**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 B'nai B'rith Apartments of Deerfield Beach IV, LP is eligible for funding and should be funded as the highest-ranking New Construction Elderly Application proposing a development in Broward County
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 1st day of November 2024.

Respectfully Submitted



Maureen M. Daughton, Esq.  
FBN 0655805  
Maureen McCarthy Daughton, LLC  
1400 Village Square Blvd.  
Ste 3-231  
Tallahassee, Florida 32312

**Counsel for B'nai B'rith Apartments of Deerfield Beach, IV, LP**



EXHIBIT A

# RFA 2024-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,608,700
Family Demographic Funding Balance Available	1,501,700
Elderly Demographic Funding Balance Available	107,000
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,608,700

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?
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**HUD Choice Neighborhoods Implementation Grant Goal**

2025-222BSA	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	F	132	6,750,000	Y	1	N/A	N	Y	Y
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**New Construction Family Application proposing a Development in Miami-Dade County or Broward County**

2025-231BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	NC	F	SS	297	8,500,000	Y	2	N/A	Y	SS	N
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**New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County**

2025-210SA	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	E	100	10,500,000	Y	1	Y	N	N/A	N
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**One Family Application that qualifies for the Preservation Development Goal**

none

**One New Construction Application that qualifies for the Hurricane Idalia-Impacted County Goal**

2025-275BSA	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	E	120	10,320,800	Y	1	Y	N	N/A	N
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**Small County Application(s)**

2025-273BSA	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	F	94	8,430,200	Y	1	N/A	N	Y	N
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## RFA 2024-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?
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### Medium County Application(s)

2025-271BSA	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	E	80	8,147,200	Y	1	Y	N	N/A	N
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fortis Developer, LLC	NC	F	F	100	9,891,500	Y	1	N/A	N	Y	N
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	F	144	750,000	Y	1	N/A	N	Y	N

### Large County Application(s)

2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	SS	30	1,319,400	Y	1	N/A	Y	SS	N
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	SS	222	6,000,000	Y	1	N/A	Y	SS	N
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	SS	54	2,776,100	Y	1	N/A	Y	SS	N
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	SS	396	3,000,000	Y	3	N/A	Y	SS	N
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	E	94	4,000,000	Y	4	Y	N	N/A	N
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	F	65	5,581,100	Y	2	N/A	N	Y	N
2025-211SA	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	F	168	250,000	Y	2	N/A	N	Y	N

On October 22, 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 a 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 Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

# RFA 2024-205 Board Approved Preliminary Awards

SAIL Funding B:  
 Family Demogr  
 Elderly Demogr  
 Self-Sourced A:  
 Non-Self-Sourc

Application Number	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**HUD Choice N**

2025-222BSA	N	N	1	15	A	Y	Y	15
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**New Construc**

2025-231BS	N	N	1	21	A	Y	Y	9
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**New Construc**

2025-210SA	N	N	1	15	A	Y	Y	17
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**One Family A<sub>1</sub>**

none

**One New Con**

2025-275BSA	N	Y	1	15	A	Y	Y	71
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**Small County**

2025-273BSA	N	N	1	15	A	Y	Y	11
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# RFA 2024-205 Board Approved Preliminary Awards

Application Number	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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## Medium Cour

2025-271BSA	N	N	1	15	A	Y	Y	1
2025-234SA	N	N	1	15	A	Y	Y	4
2025-228SA	N	N	1	10	A	Y	Y	13

## Large County

2025-284BS	N	N	1	21	A	Y	Y	36
2025-230BS	N	N	1	19	A	Y	Y	75
2025-280SA	N	N	1	19	B	Y	Y	25
2025-232BS	N	N	1	21	A	Y	Y	49
2025-229BSA	N	N	1	15	A	Y	Y	78
2025-279BSA	N	N	1	15	A	Y	Y	27
2025-211SA	N	N	1	15	A	N	Y	54

On October 22,nd invite the Applicants to enter credit underwriting.

Any unsuccessfe a protest within the time prescribed in Section 120.57(

RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + EU)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-207BSA	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	NC	E, Non-ALF	90	9,100,000	Y	Y	N	N	N	N	90	1	15	A	Y	Y	7
2025-208BSA	Skyline Square South	Alachua	M	Michael Ruane	CORE Skyline Square South Developer LLC	NC	E, Non-ALF	72	7,398,900	Y	Y	N	N	N	N	72	1	15	B	Y	Y	40
2025-209BSA	Skyline Square North	Alachua	M	Michael Ruane	CORE Skyline Square North Developer LLC	NC	F	96	9,464,500	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	65
2025-210SA	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	17
2025-211SA	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	168	250,000	Y	N/A	N	N	N	N	168	1	15	A	N	Y	54
2025-212BSA	Orange on 14th Street	Manatee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	150	9,000,000	Y	N/A	N	N	N	N	150	1	15	A	Y	Y	63
2025-213SA	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	F	120	11,936,600	Y	N/A	N	N	N	Y	120	1	15	A	Y	Y	70
2025-214BSA	Hartford Apartments	Pinellas	L	Michael Lundy	Blue Hartford Developer, LLC; Housing Authority of the City of St. Petersburg	NC	F	100	8,287,900	Y	N/A	N	N	N	Y	100	1	15	A	Y	Y	41
2025-215BSA	Highland Creek	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	120	10,311,400	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	43
2025-216BSA	Pinnacle on Sixth	Palm Beach	L	David O. Deutch	Pinnacle Communities II, LLC	NC	F	90	9,187,600	Y	N/A	N	N	N	N	90	1	15	A	Y	Y	74
2025-217BSA	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	23
2025-218SA	Morris Manor Phase II	Duval	L	Darren Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	94	9,802,000	Y	Y	N	N	N	N	94	1	15	B	Y	Y	18
2025-219BSA	Cabana Club Senior	Miami-Dade	L	Thom Amdur	Cabana Club Senior Developer LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	B	Y	Y	10
2025-220BSA	Autumn Breeze	Leon	M	Michael Ruane	CORE Autumn Breeze Developer LLC	NC	E, Non-ALF	100	9,536,740	Y	Y	N	N	N	N	100	1	15	A	Y	Y	76
2025-221BSA	CM Redevelopment Senior	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	4,977,600	Y	Y	N	Y	N	N	80	1	15	A	Y	Y	24
2025-222BSA	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	132	6,750,000	Y	N/A	N	Y	N	N	132	1	15	A	Y	Y	15
2025-223SA	Magnolia Point	Miami-Dade	L	Jose L. Guillen	GTM Developers, LLC	NC	F	409	12,000,000	Y	N/A	N	N	N	N	409	1	15	A	Y	Y	64
2025-224BSA	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	100	6,647,800	Y	Y	N	N	N	N	100	1	15	A	Y	Y	21
2025-225BSA	David M. Pemberton Apartments	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	E, Non-ALF	131	12,000,000	Y	Y	N	N	N	N	131	1	15	A	Y	Y	31

RFA 2024-205 Board Approved Scoring Results

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2025-226BSA	The Residences at 13100 NW 27th Ave	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	117	12,000,000	Y	N/A	N	N	N	N	117	1	15	A	Y	Y	62
2025-227SA	City View	Palm Beach	L	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	90	8,237,600	Y	Y	N	N	N	N	90	1	15	A	Y	Y	16
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	144	750,000	Y	N/A	N	N	N	N	144	1	10	A	Y	Y	13
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	94	4,000,000	Y	Y	N	N	N	N	94	1	15	A	Y	Y	78
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	222	6,000,000	Y	N/A	Y	N	N	N	222	1	19	A	Y	Y	75
2025-231BS	Gallery at SoMI Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMI Parc Developer, LLC	NC	F	297	8,500,000	Y	N/A	Y	N	N	N	297	1	21	A	Y	Y	9
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	396	3,000,000	Y	N/A	Y	N	N	N	396	1	21	A	Y	Y	49
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fortis Developer, LLC	NC	F	100	9,891,500	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	4
2025-235BSA	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	10,744,000	Y	Y	N	N	N	N	112	1	15	A	Y	Y	72
2025-236BSA	Renaissance Hall Senior Living	Collier	M	Steven C Kirk	Rural Neighborhoods, Incorporated	NC	E, Non-ALF	100	10,162,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	30
2025-237BSA	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	5,000,000	Y	Y	N	N	N	N	88	1	15	A	Y	Y	37
2025-238BSA	Emerald Pointe	Collier	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	72	6,675,300	Y	N/A	N	N	N	N	72	1	15	A	Y	Y	56
2025-239BSA	Virginia Avenue Apartments	St. Lucie	M	C. Hunter Nelson	ECG St. Lucie I Developer, LLC	NC	F	96	9,817,900	Y	N/A	N	N	N	N	96	1	15	B	Y	Y	53
2025-240SA	Claude Pepper I	Miami-Dade	L	David Burstyn	Redwood CP Developer I, LLC	NC	E, Non-ALF	200	12,000,000	Y	Y	N	N	N	N	200	1	15	A	Y	Y	55
2025-241BSA	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	F	300	12,000,000	Y	N/A	Y	N	N	N	300	1	19	A	Y	Y	26
2025-242SA	Desoto Apartments	Manatee	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	140	10,500,000	Y	N/A	N	N	N	N	140	1	15	A	Y	Y	57
2025-243BSA	FBC Affordable P1B	Brevard	M	Daniel E. Coakley	FBC Affordable P1B Developer, LLC; Banc of America Community Development Company, LLC	NC	F	171	10,500,000	Y	N/A	N	N	N	N	171	1	15	A	Y	Y	73
2025-244BSA	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	F	84	7,635,900	Y	N/A	N	N	N	N	84	1	15	A	Y	Y	67
2025-245BSA	The Residences at 201 Sharazad	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	133	12,000,000	Y	N/A	N	N	N	N	133	1	15	A	Y	Y	59
2025-246BSA	Ardent at West Melbourne	Brevard	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	120	8,683,516	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	52
2025-247BSA	Culmer Place IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	145	12,000,000	Y	N/A	N	Y	N	N	145	1	15	A	Y	Y	48

RFA 2024-205 Board Approved Scoring Results

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2025-249BSA	The Adderley 2	Hillsborough	L	Shawn Wilson	Blue TA2 Developer, LLC	NC	E, Non-ALF	100	9,243,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	12
2025-250BSA	Harmony Creek Residences	Osceola	M	Kenneth Naylor	Harmony Creek Residences Development, LLC	NC	E, Non-ALF	108	10,320,200	Y	Y	N	N	N	N	108	1	15	B	Y	Y	20
2025-251BSA	Lake Lawne Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 II Developer, LLC	NC	E, Non-ALF	140	11,992,400	Y	Y	N	N	N	N	140	1	15	A	Y	Y	61
2025-252BSA	Residences at Lake Isles	Osceola	M	Kenneth Naylor	Residences at Lake Isles Development, LLC	NC	E, Non-ALF	110	10,320,200	Y	Y	N	N	N	N	110	1	15	B	Y	Y	51
2025-253SA	Catherine Flon Estates	Miami-Dade	L	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	NC	E, Non-ALF	100	4,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	19
2025-254SA	Arbours at Cervantes	Escambia	M	Sam Johnston	Arbour Valley Development, LLC	NC	F	80	7,782,400	Y	N/A	N	N	N	N	80	1	15	B	Y	Y	35
2025-255SA	TML Homestead Residences	Miami-Dade	L	Mario Procida	TMWL UHTC LLC	NC	F	100	4,300,000	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	22
2025-256SA	View 29	Miami-Dade	L	Oliver L. Gross	2901 Builders, LLC	NC	F	116	12,000,000	Y	N/A	N	N	N	N	116	1	10	A	Y	Y	2
2025-257BSA	FBC Affordable P1A	Brevard	M	Daniel E. Coakley	FBC Affordable P1A Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	156	10,500,000	Y	Y	N	N	N	N	156	1	15	A	Y	Y	39
2025-258BSA	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Sisler Brothers Development, LLC	NC	F	144	10,500,000	Y	N/A	N	N	N	N	144	1	15	A	Y	Y	28
2025-260BSA	The Pointe at Boynton Beach	Palm Beach	L	Joseph F Chapman	Royal American Properties, LLC	NC	F	110	11,450,000	Y	N/A	N	N	N	N	110	1	15	A	Y	Y	50
2025-261BSA	Arbors at Fruitland Park	Lake	M	Daniel F. Acosta	Acruva Community Developers, LLC	NC	E, Non-ALF	72	6,303,600	Y	Y	N	N	N	N	72	1	15	A	Y	Y	68
2025-264BSA	Ekos at Malibu Groves	Orange	L	Christopher L. Shear	MHP Orange I Developer, LLC	NC	F	90	8,458,200	Y	N/A	N	N	N	N	90	1	15	B	Y	Y	47
2025-265BSA	Highland Camp	Lake	M	Michael N. Nguyen	AHFFL Highland Developer, LLC	NC	F	240	10,500,000	Y	N/A	N	N	N	N	240	1	10	A	Y	Y	3
2025-267BSA	Ava Square	Lee	M	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	121	4,190,000	Y	Y	N	N	N	N	121	1	15	A	Y	Y	77
2025-268BSA	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	96	8,832,700	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	29
2025-270BSA	Royal Park Seniors	Alachua	M	Brooke Sammons	BDG Royal Park Seniors Developer, LLC	NC	E, Non-ALF	104	10,287,500	Y	Y	N	N	N	N	104	1	15	A	Y	Y	66
2025-271BSA	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	80	8,147,200	Y	Y	N	N	N	N	80	1	15	A	Y	Y	1
2025-272SA	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	96	10,120,000	Y	Y	N	N	N	N	96	1	15	A	Y	Y	58
2025-273BSA	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	94	8,430,200	Y	N/A	N	N	N	N	94	1	15	A	Y	Y	11
2025-274BSA	Egret on 41	Lee	M	Kenneth Naylor	Egret on 41 Development, LLC	NC	F	98	1,717,000	Y	N/A	N	N	N	N	98	2	15	A	Y	Y	34
2025-275BSA	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	120	10,320,800	Y	Y	N	N	N	Y	120	1	15	A	Y	Y	71
2025-276BSA	Cross Creek Gardens at Quincy III	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	70	6,345,900	Y	Y	N	N	N	N	70	1	15	A	Y	Y	14



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2025-277BSA	Fern Grove Phase Two	Orange	L	Brooke Sammons	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	129	11,911,400	Y	Y	N	N	N	N	129	1	15	A	Y	Y	32
2025-278SA	CDS Roosevelt Apartments	Hillsborough	L	Andrew Sewnauth	CDS Monarch, Inc.	NC	F	160	12,000,000	Y	N/A	N	N	N	N	160	1	15	A	Y	Y	44
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	65	5,581,100	Y	N/A	N	N	N	N	65	1	15	A	Y	Y	27
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	54	2,776,100	Y	N/A	Y	N	N	N	54	1	19	B	Y	Y	25
2025-281BSA	St. Raphael Apartments	Lee	M	Eric C Miller	NDA Developer, LLC; St. Raphael Housing Developer, LLC	NC	F	120	10,439,300	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	6
2025-282BSA	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	84	8,441,200	Y	Y	N	N	N	N	84	1	15	B	Y	Y	42
2025-283BSA	RPV Parcel E	Hillsborough	L	Daniel E. Coakley	RPV Parcel E Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	160	12,000,000	Y	Y	N	N	N	N	160	1	15	A	Y	Y	46
2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	F	30	1,319,400	Y	N/A	Y	N	N	N	30	1	21	A	Y	Y	36

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Ineligible Applications

2025-233SA	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	NC	F	118	10,447,100	N	N/A	N	N	N	N	118	1	15	A	Y	Y	45
2025-248BSA	Sunset Palms	Brevard	M	Jeffery L. Kittle	Kittle Property Group, Inc.	NC	F	252	5,725,509	N	N/A	N	N	N	N	252	1	10	A	Y	Y	38
2025-259BSA	Starke Family Apartments	Bradford	S	Brian E Swanton	Gorman & Company, LLC	NC	F	82	8,338,400	N	N/A	N	N	N	N	82	1	10	B	Y	Y	60
2025-262BSA	B'nai B'rith Apartments, IV	Broward	L	William E. Welden Jr.	BREC Development LLC	NC	E, Non-ALF	62	5,000,000	N	Y	N	N	N	N	62	1	15	A	Y	Y	5
2025-263SA	Legacy Station	Miami-Dade	L	Mario A. Sariol	Legacy Station I Developer, LLC	NC	E, Non-ALF	100	10,500,000	N	N/A	N	N	N	N	100	1	15	A	Y	Y	8
2025-266BSA	Morning Pointe Apartments	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	A/R	F	226	9,000,000	N	N/A	N	N	Y	N	226	1	10	A	Y	Y	33
2025-269SA	Legacy Landing	Miami-Dade	L	Mario A. Sariol	Legacy Landing Developer, LLC	NC	F	106	11,070,000	N	N/A	N	N	N	N	106	1	15	A	Y	Y	69

On October 22, 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.

EXHIBIT B

# Maureen McCarthy Daughton, LLC

MMD LAW

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

T: (850) 345-8251  
[Mdaughton@mmd-lawfirm.com](mailto:Mdaughton@mmd-lawfirm.com)  
[www.mmd-lawfirm.com](http://www.mmd-lawfirm.com)

**Via Email**  
**October 24, 2024**

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

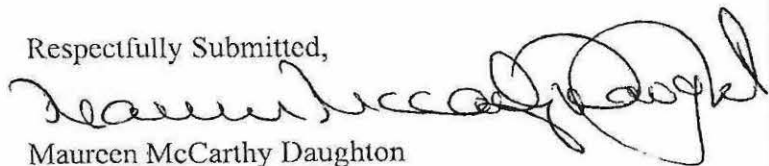
**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections  
in Request for Applications (RFA) 2024-205 SAIL Financing of Affordable  
Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt  
Bonds and Non-Competitive Housing Credits**

Dear Corporation Clerk:

On behalf of Applicant, B'nai B'rith Apartments of Deerfield Beach IV, LP, Application No. 2025-262BSA, and pursuant to Section 120.57(3), Florida Statutes 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 2024-205 posted by Florida Housing Finance Corporation on October 22, 2024, at 9:48 am concerning *RFA 2024-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached).

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

Respectfully Submitted,



Maureen McCarthy Daughton

Cc Ethan Katz, Deputy General Counsel

## RFA 2024-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,608,700
Family Demographic Funding Balance Available	1,501,700
Elderly Demographic Funding Balance Available	107,000
Self-sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,608,700

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + ELI)	Eligible for Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**HUD Choice Neighborhoods Implementation Grant Goal**

2025-222BSA	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	F	132	6,750,000	Y	1	N/A	N	Y	Y	N	N	1	15	A	Y	Y	15
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**New Construction Family Application proposing a Development in Miami-Dade County or Broward County**

2025-231BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	NC	F	SS	297	8,500,000	Y	2	N/A	Y	SS	N	N	N	1	21	A	Y	Y	9
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**New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County**

2025-210SA	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	E	100	10,500,000	Y	1	Y	N	N/A	N	N	N	1	15	A	Y	Y	17
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One Family Application that qualifies for the Preservation Development Goal  
none

**One New Construction Application that qualifies for the Hurricane Idalia-Impacted County Goal**

2025-275BSA	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	E	120	10,320,800	Y	1	Y	N	N/A	N	N	Y	1	15	A	Y	Y	71
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**Small County Application(s)**

2025-273BSA	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	F	94	8,430,200	Y	1	N/A	N	Y	N	N	N	1	15	A	Y	Y	11
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RFA 2024-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + EII)	Eligible For Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Medium County Application(s)

2025-271BSA	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	E	80	8,147,200	Y	1	Y	N	N/A	N	N	N	1	15	A	Y	Y	1
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fortis Developer, LLC	NC	F	F	100	9,891,500	Y	1	N/A	N	Y	N	N	N	1	15	A	Y	Y	4
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	F	144	750,000	Y	1	N/A	N	Y	N	N	N	1	10	A	Y	Y	13

Large County Application(s)

2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	SS	30	1,319,400	Y	1	N/A	Y	SS	N	N	N	1	21	A	Y	Y	36
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	SS	222	6,000,000	Y	1	N/A	Y	SS	N	N	N	1	19	A	Y	Y	75
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	SS	54	2,776,100	Y	1	N/A	Y	SS	N	N	N	1	19	B	Y	Y	25
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	SS	396	3,000,000	Y	3	N/A	Y	SS	N	N	N	1	21	A	Y	Y	49
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	E	94	4,000,000	Y	4	Y	N	N/A	N	N	N	1	15	A	Y	Y	78
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	F	65	5,581,100	Y	2	N/A	N	Y	N	N	N	1	15	A	Y	Y	27
2025-211SA	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	F	168	250,000	Y	2	N/A	N	Y	N	N	N	1	15	A	N	Y	54

On October 22, 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.

RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + FLI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CMI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-207B5A	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	NC	E, Non-ALF	90	9,100,000	Y	Y	N	N	N	N	90	1	15	A	Y	Y	7
2025-208B5A	Skyline Square South	Alachua	M	Michael Ruane	CORE Skyline Square South Developer LLC	NC	E, Non-ALF	72	7,398,900	Y	Y	N	N	N	N	72	1	15	B	Y	Y	40
2025-209B5A	Skyline Square North	Alachua	M	Michael Ruane	CORE Skyline Square North Developer LLC	NC	F	96	9,464,500	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	65
2025-2105A	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	17
2025-2115A	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	168	250,000	Y	N/A	N	N	N	N	168	1	15	A	N	Y	54
2025-212B5A	Orange on 14th Street	Manatee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	150	9,000,000	Y	N/A	N	N	N	N	150	1	15	A	Y	Y	63
2025-2135A	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	F	120	11,936,600	Y	N/A	N	N	N	Y	120	1	15	A	Y	Y	70
2025-214B5A	Hartford Apartments	Pinellas	L	Michael Lundy	Blue Hartford Developer, LLC; Housing Authority of the City of St. Petersburg	NC	F	100	8,287,900	Y	N/A	N	N	N	Y	100	1	15	A	Y	Y	41
2025-215B5A	Highland Creek	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	120	10,311,400	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	43
2025-216B5A	Pinnacle on Sixth	Palm Beach	L	David O. Deutch	Pinnacle Communities II, LLC	NC	F	90	9,187,600	Y	N/A	N	N	N	N	90	1	15	A	Y	Y	74
2025-217B5A	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	23
2025-2185A	Morris Manor Phase II	Duval	L	Darren Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	94	9,802,000	Y	Y	N	N	N	N	94	1	15	B	Y	Y	18
2025-219B5A	Cabana Club Senior	Miami-Dade	L	Thom Amdur	Cabana Club Senior Developer LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	B	Y	Y	10
2025-220B5A	Autumn Breeze	Leon	M	Michael Ruane	CORE Autumn Breeze Developer LLC	NC	E, Non-ALF	100	9,536,740	Y	Y	N	N	N	N	100	1	15	A	Y	Y	76
2025-221B5A	CM Redevelopment Senior	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	4,977,600	Y	Y	N	Y	N	N	80	1	15	A	Y	Y	24
2025-222B5A	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	132	6,750,000	Y	N/A	N	Y	N	N	132	1	15	A	Y	Y	15
2025-2235A	Magnolia Point	Miami-Dade	L	Jose L. Guillen	GTM Developers, LLC	NC	F	409	12,000,000	Y	N/A	N	N	N	N	409	1	15	A	Y	Y	64
2025-224B5A	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	100	6,647,800	Y	Y	N	N	N	N	100	1	15	A	Y	Y	21
2025-225B5A	David M. Pemberton Apartments	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	E, Non-ALF	131	12,000,000	Y	Y	N	N	N	N	131	1	15	A	Y	Y	31

RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-226BSA	The Residences at 13100 NW 27th Ave	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	117	12,000,000	Y	N/A	N	N	N	N	117	1	15	A	Y	Y	62
2025-227SA	City View	Palm Beach	L	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	90	8,237,600	Y	Y	N	N	N	N	90	1	15	A	Y	Y	16
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	144	750,000	Y	N/A	N	N	N	N	144	1	10	A	Y	Y	13
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	94	4,000,000	Y	Y	N	N	N	N	94	1	15	A	Y	Y	78
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	222	6,000,000	Y	N/A	Y	N	N	N	222	1	19	A	Y	Y	75
2025-231BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	NC	F	297	8,500,000	Y	N/A	Y	N	N	N	297	1	21	A	Y	Y	9
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	396	3,000,000	Y	N/A	Y	N	N	N	396	1	21	A	Y	Y	49
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fort's Developer, LLC	NC	F	100	9,891,500	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	4
2025-235BSA	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	10,744,000	Y	Y	N	N	N	N	112	1	15	A	Y	Y	72
2025-236BSA	Renaissance Hall Senior Living	Collier	M	Steven C Kirk	Rural Neighborhoods, Incorporated	NC	E, Non-ALF	100	10,162,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	30
2025-237BSA	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	5,000,000	Y	Y	N	N	N	N	88	1	15	A	Y	Y	37
2025-238BSA	Emerald Pointe	Collier	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	72	6,675,300	Y	N/A	N	N	N	N	72	1	15	A	Y	Y	56
2025-239BSA	Virginia Avenue Apartments	St. Lucie	M	C. Hunter Nelson	ECG St. Lucie I Developer, LLC	NC	F	96	9,817,900	Y	N/A	N	N	N	N	96	1	15	B	Y	Y	53
2025-240SA	Claude Pepper I	Miami-Dade	L	David Burstyn	Redwood CP Developer I, LLC	NC	E, Non-ALF	200	12,000,000	Y	Y	N	N	N	N	200	1	15	A	Y	Y	55
2025-241BSA	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	F	300	12,000,000	Y	N/A	Y	N	N	N	300	1	19	A	Y	Y	26
2025-242SA	Desoto Apartments	Manatee	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	140	10,500,000	Y	N/A	N	N	N	N	140	1	15	A	Y	Y	57
2025-243BSA	FBC Affordable P1B	Brevard	M	Daniel E. Coakley	FBC Affordable P1B Developer, LLC; Banc of America Community Development Company, LLC	NC	F	171	10,500,000	Y	N/A	N	N	N	N	171	1	15	A	Y	Y	73
2025-244BSA	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	F	84	7,635,900	Y	N/A	N	N	N	N	84	1	15	A	Y	Y	67
2025-245BSA	The Residences at 201 Sharazad	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	133	12,000,000	Y	N/A	N	N	N	N	133	1	15	A	Y	Y	59
2025-246BSA	Ardent at West Melbourne	Brevard	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	120	8,683,516	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	52
2025-247BSA	Culmer Place IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	145	12,000,000	Y	N/A	N	Y	N	N	145	1	15	A	Y	Y	48



RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-249B5A	The Adderley 2	Hillsborough	L	Shawn Wilson	Blue TA2 Developer, LLC	NC	E, Non-ALF	100	9,243,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	12
2025-250B5A	Harmony Creek Residences	Osceola	M	Kenneth Naylor	Harmony Creek Residences Development, LLC	NC	E, Non-ALF	108	10,320,200	Y	Y	N	N	N	N	108	1	15	B	Y	Y	20
2025-251B5A	Lake Lawne Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 II Developer, LLC	NC	E, Non-ALF	140	11,992,400	Y	Y	N	N	N	N	140	1	15	A	Y	Y	61
2025-252B5A	Residences at Lake Isles	Osceola	M	Kenneth Naylor	Residences at Lake Isles Development, LLC	NC	E, Non-ALF	110	10,320,200	Y	Y	N	N	N	N	110	1	15	B	Y	Y	51
2025-253SA	Catherine Hon Estates	Miami-Dade	L	Nikul A. Inamdar	Catherine Hon Estates Developer, LLC	NC	E, Non-ALF	100	4,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	19
2025-254SA	Arbours at Cervantes	Escambia	M	Sam Johnston	Arbour Valley Development, LLC	NC	F	80	7,782,400	Y	N/A	N	N	N	N	80	1	15	B	Y	Y	35
2025-255SA	TML Homestead Residences	Miami-Dade	L	Mario Procida	TMWL LIHTC LLC	NC	F	100	4,300,000	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	22
2025-256SA	View 29	Miami-Dade	L	Oliver L. Gross	2901 Builders, LLC	NC	F	116	12,000,000	Y	N/A	N	N	N	N	116	1	10	A	Y	Y	2
2025-257B5A	FBC Affordable P1A	Brevard	M	Daniel E. Coakley	FBC Affordable P1A Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	156	10,500,000	Y	Y	N	N	N	N	156	1	15	A	Y	Y	39
2025-258B5A	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Sisler Brothers Development, LLC	NC	F	144	10,500,000	Y	N/A	N	N	N	N	144	1	15	A	Y	Y	28
2025-260B5A	The Pointe at Boynton Beach	Palm Beach	L	Joseph F. Chapman	Royal American Properties, LLC	NC	F	110	11,450,000	Y	N/A	N	N	N	N	110	1	15	A	Y	Y	50
2025-261B5A	Arbors at Fruitland Park	Lake	M	Daniel F. Acosta	Acruva Community Developers, LLC	NC	E, Non-ALF	72	6,303,600	Y	Y	N	N	N	N	72	1	15	A	Y	Y	68
2025-264B5A	Ekos at Malibu Groves	Orange	L	Christopher L. Shear	MHP Orange I Developer, LLC	NC	F	90	8,458,200	Y	N/A	N	N	N	N	90	1	15	B	Y	Y	47
2025-265B5A	Highland Camp	Lake	M	Michael N. Nguyen	AHFFL Highland Developer, LLC	NC	F	240	10,500,000	Y	N/A	N	N	N	N	240	1	10	A	Y	Y	3
2025-267B5A	Ava Square	Lee	M	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	121	4,190,000	Y	Y	N	N	N	N	121	1	15	A	Y	Y	77
2025-268B5A	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	96	8,832,700	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	29
2025-270B5A	Royal Park Seniors	Alachua	M	Brooke Sammons	BDG Royal Park Seniors Developer, LLC	NC	E, Non-ALF	104	10,287,500	Y	Y	N	N	N	N	104	1	15	A	Y	Y	66
2025-271B5A	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	80	8,147,200	Y	Y	N	N	N	N	80	1	15	A	Y	Y	1
2025-272SA	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	96	10,120,000	Y	Y	N	N	N	N	96	1	15	A	Y	Y	58
2025-273B5A	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	94	8,430,200	Y	N/A	N	N	N	N	94	1	15	A	Y	Y	11
2025-274B5A	Egret on 41	Lee	M	Kenneth Naylor	Egret on 41 Development, LLC	NC	F	98	1,717,000	Y	N/A	N	N	N	N	98	2	15	A	Y	Y	34
2025-275B5A	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	120	10,320,800	Y	Y	N	N	N	Y	120	1	15	A	Y	Y	71
2025-276B5A	Cross Creek Gardens at Quincy III	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	70	6,345,900	Y	Y	N	N	N	N	70	1	15	A	Y	Y	14

RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-277BSA	Fern Grove Phase Two	Orange	L	Brooke Sammons	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	129	11,911,400	Y	Y	N	N	N	N	129	1	15	A	Y	Y	32
2025-278SA	CDS Roosevelt Apartments	Hillsborough	L	Andrew Sewnauth	CDS Monarch, Inc.	NC	F	160	12,000,000	Y	N/A	N	N	N	N	160	1	15	A	Y	Y	44
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	65	5,581,100	Y	N/A	N	N	N	N	65	1	15	A	Y	Y	27
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	54	2,776,100	Y	N/A	Y	N	N	N	54	1	19	B	Y	Y	25
2025-281BSA	St. Raphael Apartments	Lee	M	Eric C Miller	NDA Developer, LLC; St. Raphael Housing Developer, LLC	NC	F	120	10,439,300	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	6
2025-282BSA	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	84	8,441,200	Y	Y	N	N	N	N	84	1	15	B	Y	Y	42
2025-283BSA	RPV Parcel E	Hillsborough	L	Daniel E. Coakley	RPV Parcel E Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	160	12,000,000	Y	Y	N	N	N	N	160	1	15	A	Y	Y	46
2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	30	1,319,400	Y	N/A	Y	N	N	N	30	1	21	A	Y	Y	36

RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

2025-2335A	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	NC	F	118	10,447,100	N	N/A	N	N	N	N	118	1	15	A	Y	Y	45
2025-2485A	Sunset Palms	Brevard	M	Jeffery L. Kittle	Kittle Property Group, Inc.	NC	F	252	5,725,509	N	N/A	N	N	N	N	252	1	10	A	Y	Y	38
2025-2595A	Starke Family Apartments	Bradford	S	Brian E Swanton	Gorman & Company, LLC	NC	F	82	8,338,400	N	N/A	N	N	N	N	82	1	10	B	Y	Y	60
2025-2628A	B'nai B'rith Apartments, IV	Broward	L	William E. Welden Jr.	BREC Development LLC	NC	E, Non-ALF	62	5,000,000	N	Y	N	N	N	N	62	1	15	A	Y	Y	5
2025-2635A	Legacy Station	Miami-Dade	L	Mario A. Sariol	Legacy Station I Developer, LLC	NC	E, Non-ALF	100	10,500,000	N	N/A	N	N	N	N	100	1	15	A	Y	Y	8
2025-2668A	Morning Pointe Apartments	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	A/R	F	226	9,000,000	N	N/A	N	N	Y	N	226	1	10	A	Y	Y	33
2025-2695A	Legacy Landing	Miami-Dade	L	Mario A. Sariol	Legacy Landing Developer, LLC	NC	F	106	11,070,000	N	N/A	N	N	N	N	106	1	15	A	Y	Y	69

On October 22, 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.

EXHIBIT C

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Certificate of Limited Partnership of B'NAI B'RITH APARTMENTS OF DEERFIELD BEACH IV, LP, a Limited Partnership or Limited Liability Limited Partnership organized under the laws of the state of Florida, filed on September 22, 2020, as shown by the records of this office.

I further certify the document was electronically received and filed under FAX audit number H20000330355. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited partnership is A20000000376.

Authentication Code: 920A00018259-092320-A20000000376-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-third day of September, 2020



*Ronald R. ...*  
Secretary of State

EXHIBIT D

# State of Florida



## Department of State

I certify from the records of this office that COUNTRY CLUB MAGNOLIA SENIOR, LP is a limited partnership organized under the laws of the State of Florida, filed on October 31, 2018.

The document number of this limited partnership is A18000000539.

I further certify that said limited partnership has paid all fees due this office through December 31, 2024, and its status is active.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Seventeenth day of June, 2024



CR2E022 (01-11)

  
Cord Byrd  
Secretary of State

EXHIBIT E



# *State of Florida*

## *Department of State*

I certify from the records of this office that METRO GRANDE II ASSOCIATES, LTD. is a limited partnership organized under the laws of the State of Florida, filed on August 22, 2017.

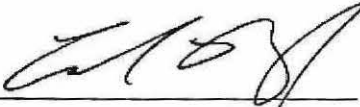
The document number of this limited partnership is A17000000386.

I further certify that said limited partnership has paid all fees due this office through December 31, 2024 and that its status is active.

I further certify that said limited partnership has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-sixth day of June,  
2024*



  
Secretary of State

Tracking Number: 9777516086CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

EXHIBIT F

Date Submitted: 2024-09-08 10:46:53.390 | Form Key: 10564

# State of Florida



Department of State

I certify from the records of this office that PINNACLE AT CYPRESS, LLLP, is a Limited Partnership or Limited Liability Limited Partnership organized under the laws of the state of Florida, filed on June 14, 2024.

The document number of this Limited Partnership or Limited Liability Limited Partnership is A24000000294.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2024, and its status is active.

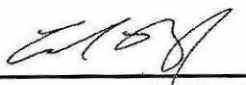
I further certify said Limited Partnership or Limited Liability Limited Partnership has not filed a Certificate of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 824A00013095-061724-A24000000294-1/1, noted below.

Authentication Code: 824A00013095-061724-A24000000294-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Seventeenth day of June, 2024



  
Secretary of State