

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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NOTRE COMMUNAUTE, LLC,

Petitioner,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FLORIDA HOUSING
FINANCE CORPORATION

FHFC Case No. 2024-052BP
FHFC RFA No. 2024-203
Petitioner's Application No. 2025-111C

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

Petitioner NOTRE COMMUNAUTE, LLC. ("Petitioner" or "Notre Communauté") pursuant to sections 120.57(3), Florida Statutes ("F.S."), and Rules 28-110 and 67-60, Florida Administrative Code ("FAC"), hereby files this Formal Written Protest and Petition for Administrative Hearing regarding the scoring, ranking, and funding selection decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing") in Request for Application 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County ("the RFA"). Petitioner does not contest Florida Housing's proposed award of funding to Notre Communauté. In support of this Formal Protest, Notre Communauté provides as follows:

Parties

1. Petitioner is a Florida limited partnership in the business of providing affordable housing. Petitioner's business address is c/o Carrfour Supportive Housing, Inc., 1398 SW 1st Street, 12th Floor, Miami, Florida 33135. Petitioner proposes the construction of a 115-unit development for Elderly residents in Miami-Dade County. As explained in this Petition,

Petitioner’s application has been selected by Florida Housing’s Board of Directors to enter credit underwriting for an award of funding in this RFA.

2. Florida Housing is the allocating agency for federal low-income housing tax credits (“housing credits”) in the State of Florida. The file number for the RFA through which Florida Housing proposes to award housing credit funding in Miami-Dade County is RFA 2024-203; and the application number assigned by Florida Housing to Petitioner’s application for funding is 2025-111C.

RFA 2024-203 Issuance and Proposed Awards

3. Through RFA 2024-203, Florida Housing seeks to award an estimated \$9,957,110 in federal low income housing tax credits (“housing credits”) to affordable housing developments to be constructed in Miami-Dade County. The RFA included Goals to fund one Family Application that qualifies as a Geographic Area of Opportunity (GAO) or Small Area Difficult Development Area (SADDA); one Elderly Non-ALF Development; and one application located within a designated Urban Center area or a MetroRail designation (located within 0.5 miles of one of the MetroRail stations designated in the RFA).

4. The RFA also contained a Goal to fund a “Permit Ready” application, that would also serve to satisfy one of the above three goals. A Permit Ready applicant must include with its application a letter from the Local Government for the Development reflecting that no additional conditions are required in order to obtain all permits for the Development other than the payment of additional fees; see RFA at page 40 of 145. No applicant claimed it would satisfy the Permit Ready Goal.

5. Sixty-four (64) applicants submitted applications in response to the RFA. A review committee comprised of Florida Housing staff convened on August 7, 2024 to announce

determinations on eligibility and scoring, and to conduct ranking and preliminary funding selection. Applying the selection criteria and the selection order set forth in the RFA, the review committee recommended the following selections:

One Family GAO/SADDA Application: 066C – The Apogean Apartments

One Elderly Non-ALF: 111C – Notre Communauté

One Urban Center or MetroRail: 080C – Earlington Court

6. On Friday, August 23, the Florida Housing Board of Directors met, and was presented with staff recommendations on scoring, eligibility, and funding recommendations in RFA 2024-203 (as well as other RFAs). The Board adopted the staff recommendations. The Board-approved scoring and eligibility determinations are reflected on the spreadsheet attached hereto as Exhibit “A,” and the funding selections are attached as Exhibit “B.”

Notice of Action

7. Notice of the Board’s action in RFA 2024-203 was posted to Florida Housing’s website at 10:02 a.m. on Friday, August 23. Although it was selected for funding, Notre Communauté, in an abundance of caution, timely file a Notice of Intent to Protest prior to 10:00 a.m. on Wednesday, August 28. A copy of Notre Communauté’s Notice of Intent to Protest is attached hereto as Exhibit “C.” This Formal Written Protest is being timely filed. By Rule 67-60.009(5), Florida Housing has dispensed with any requirement to post bond in order to request an administrative proceeding on the proposed action in RFA 2024-203.

8. Notre Communauté expressly does not challenge the scoring, eligibility, ranking and preliminary selection of its own application for funding. Notre Communauté asserts that Florida Housing’s scoring of the Notre Communauté Application was consistent with the terms of the RFA, and Florida Housing’s governing statutes, rules, and policies, and was neither erroneous,

arbitrary, capricious or contrary to competition.

Substantial Interests Affected

9. As the applicant and owner of a development seeking funding through the RFA, Notre Communauté is substantially affected by the review, scoring, and ranking of the responses to the RFA. The results of administrative proceedings resulting from this RFA may affect Petitioner's ability to obtain funding. Further, as an applicant preliminarily selected for funding, the effect of these proceedings on Petitioner's substantial interests is real and immediate, and not speculative, contingent, or remote.

10. Several other notices of intent to protest have been filed in RFA 2024-203, and Florida Housing's eligibility, scoring, ranking and selection actions may be changed. The results of the other challenge may impact Petitioner's funding. Petitioner reserves the right to address any issues in other protests that impact Petitioner's proposed receipt of funding, and to challenge scoring and eligibility determinations as to any other protester, and to amend this Formal Written Protest, if necessary.

Issues

11. Petitioner Notre Communauté does not at this time contest any eligibility, scoring, ranking or funding selection decisions made by Florida Housing in this RFA. Petitioner expressly does not contest the selection of its own application for funding.

12. Two other applicants for the Elderly Non-ALF funding award have filed Notices of Intent to Protest. One of those applicants, 069C Cabana Club Senior ("Cabana Club"), was found by staff and the Board to not be entitled to the maximum available score of 15 points, and was only awarded 10 points. If Cabana Club had received all 15 points, it would have been recommended for funding as the selected Elderly development instead of Notre Communauté, due

to a more favorable lottery number than Notre Communauté; Cabana Club had lottery number 2, while Notre Communauté had lottery number 5.

13. Florida Housing properly determined that Cabana Club was not entitled to 15 points. According to documents produced by Florida Housing in response to a public records request from Petitioner's counsel, Cabana Club included in its application the incorrect version of a Local Government Contribution form.

14. Under Section Four, Item 11 of the RFA, Applicants who were not proposing a Rehabilitation development could receive 5 points towards their Application score if they received a contribution from a Local Government with a value of at least \$100,000.

15. The RFA gave the following instruction:

c. Evidence of the Local Government Contribution

As evidence of the Local Government contribution, provide the properly completed and executed Local Government Verification of Contribution Form(s) (Form Rev. 07-2022) as **Attachment 11** to Exhibit A. The following Local Government Contribution forms (Form Rev. 07-2022) are available at the RFA Webpage:

- Local Government Verification of Contribution - Loan Form
- Local Government Verification of Contribution - Grant Form
- Local Government Verification of Contribution - Fee Waiver Form
- Local Government Verification of Contribution - Fee Deferral Form

The amounts of the Local Government contribution stated on the applicable form(s) must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

See Exhibit "D" to this Formal Written Protest, page 66 of 145 of RFA 2024-203.

16. The review committee records produced as to the point scoring item of Local Government Contributions noted that three applications did not qualify for the 5 points for Local

Government Contribution, Applications: 069 (Cabana Club), 101 (Quail Roost Station IV), and 107 (Moody Village). The records also stated the following:

Did any Applications say they qualified for 5 points, but failed to qualify?

YES – 069C

The applicant provided a Local Government Contribution form version 08-16. The required form version per RFA is 07-22. Therefore, the applicant did not qualify for any local government contribution points.

See, Exhibit “E” to this Petition.

17. The form as submitted by Cabana Club is attached as Exhibit “F” to this Petition. The correct version of the form, as linked on the webpage for RFA 2024-203, is attached as Exhibit “G” to this Petition. Cabana Club’s Local Government Verification Form bears the designation “(Form Rev. 08-16)” in the lower lefthand corner; the correct version is designated “(Form Rev. 07-2022).”

18. Florida Housing consistently deems applicants ineligible when the RFA directs them to use a specific version of a form, and the applicant submits the wrong version. See, *Douglas Gardens V, Ltd. v. FHFC*, FHFC Case No. 2016-177BS, DOAH Case No. 16-0418BID (FHFC Final Order entered March 18, 2016) (Surveyor Certification Form); *JPM Outlook One, L.P. v. FHFC*, FHFC Case No. 2017-019BP, DOAH Case No. 17-2500BID (FHFC Final Order entered July 28, 2017) (Applicant Certification and Acknowledgement Form); *Oasis at Renaissance Preserve I, L.P. v. FHFC*, FHFC Case No. 2016-061BP, DOAH Case No. 17-00486BID (FHFC Final Order entered March 24, 2017) (Applicant Certification and Acknowledgement Form).

19. Cabana Club’s error was not one of eligibility, but only determined whether Cabana Club would receive Local Government Contribution points. Florida Housing correctly followed

the instruction in the RFA, and prior precedent, in deeming Cabana Club's Local Contribution form noncompliant; and not awarding Cabana Club any points for Local Government Contribution. As a result, Notre Communauté is the highest scoring and highest ranked applicant for an Elderly Non-ALF development.

Issues of Material Fact

20. Petitioner has initially identified the following issues of material fact, which may be in dispute, and which Petitioner reserves the right to supplement as additional facts become known to it.

- a. Whether Cabana Club used the incorrect version of the Local Government Contribution form in its Application No. 2025-069C. Petitioner contends that it did.
- b. Whether RFA 2024-203 clearly instructed Applicants to use Local Government Verification of Contribution Form designated "(Form Rev. 07-2022)" in their applications. Petitioner contends that it did.
- c. Whether Florida Housing's decision to not award Cabana Club 5 points for Local Government Contribution was consistent with the terms of the RFA. Petitioner contends that it was.
- d. Whether awarding Cabana Club 5 points for a Local Government Contribution that was not documented in the manner required in the RFA, using the incorrect version of the verification form, would be arbitrary, capricious, clearly erroneous, and contrary to competition. Petitioner contends that it would.
- e. Whether the preliminary selection of Notre Communauté for an award of funding as the highest ranked Elderly Non-ALF development is consistent with

the terms of the RFA. Petitioner contends that it is.

- f. Whether Florida Housing's preliminary selection of Notre Communauté for invitation to credit underwriting for the eventual award of housing credit funding (assuming successful completion of credit underwriting) was arbitrary, capricious, clearly erroneous, or contrary to competition. Petitioner contends that it was not.

WHEREFORE, Petitioner requests that a settlement meeting be scheduled on the Formal Protests filed in this RFA. If settlement is not reached, Petitioner requests that the matters be referred to the Division of Administrative Hearings, and that a hearing be scheduled after affording the parties sufficient time for discovery and case preparation. Petitioner ultimately seeks that recommended and final orders be entered determining that Florida Housing's review and scoring of Applications in this RFA, including Petitioner's Application, and the proposed award of funding to Petitioner, was consistent with the RFA specifications and with Florida Housing's governing statutes, rules and policies; and was not arbitrary, capricious, contrary to competition, and clearly erroneous.

FILED AND SERVED this 9th day of September, 2024.

/s/ M. Christopher Bryant

M. CHRISTOPHER BRYANT
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Attorney for Petitioner, Notre Communauté, LLC

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (CorporationClerk@floridahousing.org), and a copy via e-mail to the following this 9th day of September, 2024:

Ethan Katz, Office of General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Ethan.katz@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org

*Attorney for Respondent, Florida Housing
Finance Corporation*

/s/ M. Christopher Bryant

ATTORNEY

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 SADOA 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/SAODA	15	Y	NC	\$254,788.38	A	Y	Y	24
2025-065C	Santa 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/SAODA	15	Y	NC	\$288,621.32	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	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 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	49
2025-074C	551 Fisherman Senior Residences	Miami-Dade	Willie Logan	Opa-Ioka 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 Grangory 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	Vila Esperanza II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,750,000	Y	1	N	Y	N	N/A	GAO/SAODA	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	ACR/LVA 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 Sharazad	Miami-Dade	Willie Logan	Opa-Ioka 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 Gladview 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

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 SADOA 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
2025-084C	Exos 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	Caulley Point	Miami-Dade	Matthew A. Rieger	HTG Caulley Developer, LLC	F	314	\$3,799,100	Y	1	N	Y	N	N/A	GAO/SAODA	15	Y	NC	\$255,534.46	A	Y	Y	50
2025-086C	Metro Grande I	Miami-Dade	Mara S. Madres	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 Naranja	Miami-Dade	Michael Ruane	ACRUNA Community Developers, LLC ; CORE Miami Dade Developer, LLC	E, Non-ALF	313	\$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; MIHS South Parcel Developer, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SAODA	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/SAODA	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/SAODA	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/SAODA	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; Calton, 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	ACRUNA Community Developers, LLC	F	309	\$3,800,000	Y	1	N	Y	Y	2	GAO/SAODA	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	312	\$3,799,900	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,748.35	A	Y	Y	38
2025-096C	Vineyard Villas	Miami-Dade	Marc S. Plonskier	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; Dryx Housing Group, LLC	F	102	\$3,388,000	Y	1	N	Y	Y	2	GAO/SAODA	10	Y	NC	\$262,570.00	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 SAODA 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 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	Mowry 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/SAODA	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/SAODA	10	Y	NC	\$279,362.70	A	Y	Y	22
2025-108C	Legacy Station	Miami-Dade	Mario A. Sariol	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. Sariol	Legacy Park I Developer, LLC	F	115	\$3,710,000	Y	1	N	Y	N	N/A	GAO/SAODA	15	Y	NC	\$242,271.07	A	Y	Y	11
2025-110C	Legacy Landing	Miami-Dade	Mario A. Sariol	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 Communite	Miami-Dade	Stephanie Berman	Carrefour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	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	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	\$236,557.13	A	Y	Y	46
2025-115C	Claude Pepper IV	Miami-Dade	David Burstyn	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 13100 NW 27th Ave	Miami-Dade	Willie Logan	Opa-Iocka 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 SADDG 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/SADDG 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/SADDG	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	Stephanie 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	\$2,590,000	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.



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

ATTORNEYS:
TIMOTHY P. ATKINSON
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August 28, 2024

Via email to CorporationClerk@floridahousing.org

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

RECEIVED

AUG 28 2024 8:35 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest by Notre Communauté, LLC, Application Number 2025-111C
RFA 2024-203, Housing Credit Financing for Affordable Housing Developments
Located in Miami-Dade County

Dear Corporation Clerk:

On behalf of Applicant Notre Communauté, LLC, Applicant for Notre Communauté, Application Number 2025-111C ("Notre Communauté"), and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2024-203, we hereby give notice of intent to protest the eligibility, scoring, ranking and funding selection decisions in RFA 2024-203 made by the Corporation's Board of Directors at its meeting on Friday, August 23, 2024. Notice of these decisions was posted to the Corporation's website at 10:02 a.m. on Friday, August 23, 2024, and copies of the notices are attached to this Notice of Intent to Protest.

Notre Communauté does not contest the eligibility, scoring, ranking, or preliminary selection for funding of its own application.

Notre Communauté will file its formal written protest within 10 days of this notice as required by Section 120.57(3).

Please return a date and time stamped copy of this Notice of Intent to Protest letter to me at: cbryant@ohfc.com.

Sincerely,

M. Christopher Bryant
Stuart F. Williams
Attorneys for Notre Communauté, LLC

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

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

2025-066C	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 Communauté	Stephanie 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	\$2,590,000	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.

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/SAODA	15	Y	NC	\$254,788.38	A	Y	Y	24
2025-065C	Santa Cruz Isles	Miami-Dade	Lewis V Swezy	RS Development Corp	F, Non-AUF	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 Fabron	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SAODA	15	Y	NC	\$288,621.12	A	Y	Y	1
2025-067C	Kingman Road Apartments	Miami-Dade	William T Fabron	The Richman Group of Florida, Inc.	F, Non-AUF	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 Fabron	The Richman Group of Florida, Inc.	F, Non-AUF	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	F, Non-AUF	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	F, Non-AUF	80	\$2,000,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$191,696.25	A	Y	Y	53
2025-071C	Cannery Row at Redlands Place	Miami-Dade	Steven C Kirk	Rural Neighborhoods, Incorporated	F, Non-AUF	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	F, Non-AUF	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	F, Non-AUF	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-Ioka Community Development Corporation, Inc. d/b/a Ten North Group	F, Non-AUF	76	\$3,000,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$296,457.50	B	Y	Y	3
2025-075C	Heritage at Gratigny Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F, Non-AUF	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. Madies	Cornerstone Group Partners, LLC	F	112	\$3,750,000	Y	1	N	Y	N	N/A	GAO/SAODA	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.	F, Non-AUF	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	ACRUNA Community Developers, LLC, CORE Osprey Landing Developer, LLC	F, Non-AUF	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	F, Non-AUF	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	F, Non-AUF	80	\$2,500,000	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. Madies	Cornerstone Group Partners, LLC	F, Non-AUF	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 Sharanad	Miami-Dade	Willie Logan	Opa-Ioka 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 Gladesview Station	Miami-Dade	Christopher L. Shear	MHP Miami IV Developer, LLC; DGP Miami IV Developer, LLC	F, Non-AUF	104	\$3,385,998	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,499.99	A	Y	Y	18

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 SADD 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
2025-084C	Elos Gladeview	Miami-Dade	Christopher L. Shear	MHP Miami III Developer, LLC, DGP Miami III Developer, LLC	E, Non-AUF	96	\$3,125,516	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$244,499.94	A	Y	Y	32
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/SAODA	15	Y	NC	\$255,534.46	A	Y	Y	50
2025-086C	Metro Grande I	Miami-Dade	Mora 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 Naranja	Miami-Dade	Michael Ruane	ACRUNA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-AUF	113	\$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; MIHS South Parcel Developer, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SAODA	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/SAODA	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/SAODA	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/SAODA	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-AUF	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	8440 Apartments	Miami-Dade	Charles F. Sims	Unified Development, LLC; Cahlon, LLC	E, Non-AUF	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	David F. Acosta	ACRUNA Community Developers, LLC	F	109	\$3,800,000	Y	1	N	Y	Y	2	GAO/SAODA	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-AUF	112	\$3,739,300	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,748.15	A	Y	Y	35
2025-096C	Vineyard Villas	Miami-Dade	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-AUF	97	\$3,100,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$250,368.15	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/SAODA	10	Y	NC	\$262,570.00	A	Y	Y	26
2025-098C	Edison Towers II	Miami-Dade	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-AUF	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, 51/CLT Broadway Rising Dev. LLC	E, Non-AUF	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-AUF	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 Swezy	RS Development Corp	E, Non-AUF	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	MRP Sunshine Development LLC, WC2 Development, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SAODA	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-AUF	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-AUF	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/SAODA	10	Y	NC	\$279,362.70	A	Y	Y	22
2025-108C	Legacy Station	Miami-Dade	Mario A. Sarioi	Legacy Station I Developer, LLC	E, Non-AUF	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. Sarioi	Legacy Park I Developer, LLC	F	115	\$3,710,000	Y	1	N	Y	N	N/A	GAO/SAODA	15	Y	NC	\$242,271.07	A	Y	Y	11
2025-110C	Legacy Landing	Miami-Dade	Mario A. Sarioi	Legacy Landing Developer, LLC	E, Non-AUF	110	\$3,588,667	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,999.99	A	Y	Y	52
2025-111C	Notre Communauté	Miami-Dade	Stephanie Berman	Carfour Supportive Housing, Inc.	E, Non-AUF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$248,148.76	A	Y	Y	5
2025-112C	SoHo Square	Miami-Dade	Darren Smith	SHAG SoHo 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-AUF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$246,347.31	A	Y	Y	16
2025-114C	Catherine Flon Estates	Miami-Dade	Nikol A. Inamdar	Catherine Flon Estates Developer, LLC	E, Non-AUF	100	\$3,150,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$236,557.33	A	Y	Y	46
2025-115C	Claude Pepper IV	Miami-Dade	David Burstin	Redwood CP Developer IV, LLC	E, Non-AUF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$257,808.75	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	Nikol A. Inamdar	Sage Pointe Developer, LLC	E, Non-AUF	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.

11. Local Government Contributions (5 Points)

a. Applicants Eligible for Automatic Points

Applicants that selected and qualified for the Development Category of Rehabilitation, with or without Acquisition, will automatically receive the maximum of five points without any requirement to demonstrate a Local Government contribution.

b. Applicants Not Eligible for Automatic Points

In order for Applicants that selected the Development Category of New Construction to receive the maximum of five points, 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. Those Applications that do not have the necessary contribution amounts to achieve maximum points will be scored on a pro-rata basis.

The only Local Government contributions that will be considered for the purpose of scoring are:

- Monetary grants
- Loans with the exception of USDA RD funds
- A one-year or more deferral of a fee beyond the date that it is routinely due
- Waiver of fees

c. Evidence of the Local Government Contribution

As evidence of the Local Government contribution, provide the properly completed and executed Local Government Verification of Contribution Form(s) (Form Rev. 07-2022) as **Attachment 11** to Exhibit A. The following Local Government Contribution forms (Form Rev. 07-2022) are available at the RFA Webpage:

- Local Government Verification of Contribution - Loan Form
- Local Government Verification of Contribution - Grant Form
- Local Government Verification of Contribution - Fee Waiver Form
- Local Government Verification of Contribution - Fee Deferral Form

The amounts of the Local Government contribution stated on the applicable form(s) must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

A loan with a forgiveness provision (and no accrued interest charges) requiring approval of the Local Government can be treated as a loan or a grant. Either the "Loan" or the "Grant" verification forms can be used. If the loan form is used for a loan with forgiveness provision (and no accrued interest charges), the space for entering the net present value of the loan is not applicable to this RFA and will not be considered.

Funds administered by the Local Government, including federal funds and SHIP funds, may be included in the contribution as long as the appropriate verification form is

Scoring Items			
Development Name	Contributor/ Reporter	Report these to RCM (such as "All Met" or "All Met with the following exception(s)")	Also, scorer will be asked questions at the RCM...
Points Items			
11. Local Government Contribution Points (5 points)	Tracy	All received 5 points with the exception of: 069 101 107	Did any Applications say they qualified for 5 points, but failed to qualify? YES - 069C The applicant provided a Local Government Contribution form version 08-16. The required form version per RFA is 07-22. Therefore, the applicant did not qualify for any local government contribution points. Applications 101 and 107 did not indicate they received any points and did not provide evidence of local government contribution.
Eligibility Requirements			
10.a. Applicant's Housing Credit Request Amount provided	Tracy	No Exceptions	N/A
10.c. Development Cost Pro Forma provided reflecting that sources equal or exceed uses		No Exceptions	N/A
Tie-Breakers			
Florida Job Creation Preference (Item 4 of Exhibit C)	Tracy	No Exceptions	N/A
Goals			
10.a.(1)(d) If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADD Funding Goal?	Tracy	The ones that qualified are: 064 066 076 085 088-091 094 097 103 107 109	Did any Applications say they qualified for this goal, but fail to qualify? NO

Attachment

11

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - FEE WAIVER FORM**

Name of Development: Cabana Club Senior
Development Location: SW 110th Ct., approximately 565 feet south of the intersection of SW 110th Ct. and SW 196th St.,
Cutler Bay

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Miami-Dade, pursuant to Ordinances 88-112, 90-26, 90-59, 90-31, waived the following fees: _____


(Reference Official Action, cite Ordinance or Resolution Number and Date)
Roads, Fire, Police, School and Parks

Amount of Fee Waiver: \$ 752,614.00

No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.



Signature
7/02/20

Dated Signed

Cathy Burgos, LCSW

Print or Type Name
Chief Community Services Officer

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Waivers that are not specifically made for the benefit of this Development but are instead of general benefit to the area in which the Development is located will NOT qualify as a contribution to the Development. Further, the fact that no impact fees or other fees are levied by a local jurisdiction for ANY type of development DOES NOT constitute a "Local Government Contribution" to the proposed Development. Similarly, if such fees ARE levied by the local jurisdiction but the nature of the proposed Development exempts it (e.g., typically, a Rehabilitation Development is not subject to impact fees), for purposes of this form, no "Local Government Contribution" exists and no points will be awarded.

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. To be considered for points, 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 the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

(Form Rev. 08-16)

Memorandum



Date: December 18, 2023

To: Basia Pruna
Director, Clerk of the Board

From: Daniella Levine Cava
Mayor

Subject: Administrative Order 2-3
Signature Authority

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Effective immediately, this memo authorizes the following staff members to sign documents and agreements, which have been reviewed by the County Attorney as to form and legal sufficiency, and approved by official action of the Board of County Commissioners. In addition, these signatures will authorize submission of agenda items to the Office of Agenda Coordination.

A handwritten signature in blue ink, appearing to read "Cathy Burgos".

Cathy Burgos
Interim Chief Community Services Officer

c: Eugene Love, Director, Office of Agenda Coordination

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - FEE WAIVER FORM**

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of _____, pursuant to _____,
waived the following fees: _____
(Reference Official Action, cite Ordinance or Resolution Number and Date)

Amount of Fee Waiver: \$ _____.

No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

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.