

RFA 2014-114 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	HC Funding Amount	County Award Tally	Total Points	SAIL Unfunded Preference	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications (in Application number order)</b>														
2015-026C	Encore Park	Escambia	M	Christopher A. Akbari	ITEX Development, LLC;	1,399,900.00	0	23	Y	Y	Y	B	Y	25
2015-027C	Palafox Commons	Escambia	M	Renee Sandell	The Paces Foundation, Inc.;	1,510,000.00	0	23	Y	Y	Y	A	Y	80
2015-028C	Village Point Apartments	Hernando	M	Jay P Brock	Atlantic Housing Partners, L.L.L.P.;	1,510,000.00	0	23	Y	Y	Y	A	Y	54
2015-029C	The Verandas of Punta Gorda II	Charlotte	M	Paula M Rhodes	Norstar Development USA, LP; Punta Gorda Developers, L.L.C.	1,025,658.00	0	23	Y	Y	Y	A	Y	27
2015-030C	Sugg Redevelopment	Manatee	M	Joseph Chambers	SUGG I DEVELOPER, LLC; HACB DEVELOPMENT, LLC	1,510,000.00	0	23	Y	Y	Y	A	Y	82
2015-031C	Vista Point Apartments	Hernando	M	Jay P Brock	Atlantic Housing Partners, L.L.L.P.;	1,510,000.00	0	23	Y	Y	Y	A	Y	56
2015-032C	Zephyr Senior Housing	Pasco	M	Hana K Eskra	Gorman & Company, Inc.;	1,510,000.00	0	23	Y	Y	Y	A	Y	29
2015-033C	Bella Oaks Apartments	Volusia	M	Jay P Brock	Atlantic Housing Partners, L.L.L.P.;	1,510,000.00	0	23	Y	Y	Y	A	Y	3
2015-035C	Braden Terrace	Manatee	M	Brianne E Heffner	Southport Development, Inc., a Washington corporation doing business in Fla. <a href="#">[More In Detail]</a>	1,375,000.00	0	23	Y	Y	Y	A	Y	32
2015-036C	Auburndale Place	Polk	M	Brianne E Heffner	Southport Development, Inc., a Washington corporation doing business in Fla. <a href="#">[More In Detail]</a>	625,000.00	0	23	Y	Y	Y	B	Y	5
2015-037C	Venetian Walk II	Sarasota	M	Paula M Rhodes	Norstar Development USA, LP; Venetian Walk Developers, LLC	925,000.00	0	23	Y	Y	Y	A	Y	60
2015-038C	Woodland Manor	Polk	M	Matthew Rieger	HTG Woodland Manor Developer, LLC ;	1,510,000.00	0	23	Y	Y	Y	A	Y	34
2015-039C	Freedom Gardens	Hernando	M	Matthew Rieger	HTG Freedom Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	7
2015-040C	River Terrace	Citrus	M	Matthew Rieger	HTG River Terrace Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	63
2015-041C	Brookhaven Place	Polk	M	Brianne E Heffner	Southport Development, Inc., a Washington corporation doing business in Fla. <a href="#">[More In Detail]</a>	1,100,000.00	0	23	Y	Y	Y	A	Y	36
2015-043C	Grove Manor	Polk	M	Paula M. Rhodes	Norstar Development USA, LP; LWHA Development, LLC	1,414,437.00	0	23	Y	Y	Y	A	Y	65
2015-044C	Madison Oaks	Pasco	M	Timothy M. Morgan	JIC Florida Development, LLC; South Odessa Development, LLC	1,254,942.00	0	23	Y	Y	Y	A	Y	39

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2015-046C	Grand Palms	Manatee	M	Timothy M. Morgan	JIC Florida Development, LLC;	1,276,742.00	0	23	Y	Y	Y	A	Y	67
2015-047C	Abbingdon Commons	Bay	M	William J Rea	Rea Ventures Group, LLC;	1,092,732.00	0	23	Y	Y	Y	A	Y	41
2015-048C	Center Square Senior Development	Volusia	M	Kimberly K. Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	1,342,703.00	0	23	Y	Y	Y	A	Y	14
2015-049C	Gallery Apartments	Manatee	M	Shawn I Wilson	Blue Sky Communities, LLC;	1,437,000.00	0	23	Y	Y	Y	A	Y	70
2015-050C	Venetian Isles	Pasco	M	Kim Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	1,510,000.00	0	23	Y	Y	Y	A	Y	43
2015-051C	Colonial Pines	Lake	M	Thomas F Flynn	Flynn Development Corporation;	273,882.00	0	23	Y	N	Y	A	Y	17
2015-052C	St. Johns River Apartments	Putnam	S	Thomas F. Flynn	Flynn Development Corporation;	382,745.00	0	23	Y	N	Y	A	Y	72
2015-053C	73 Ocean	Monroe	S	Shane P. Sarver	Tri-Star Affordable Development, LLC;	1,464,217.00	0	23	Y	Y	Y	B	Y	45
2015-054C	Orange Avenue Phase I	Sarasota	M	William O. Russell, III	The Michaels Development Company I, LP; SHA Affordable Development, LLC	1,416,738.00	0	23	Y	Y	Y	B	Y	19
2015-055C	Waterford Crossing	Volusia	M	Timothy M. Morgan	JIC Florida Development LLC;	1,163,797.00	0	23	Y	Y	Y	A	Y	74
2015-056C	Nine Mile Commons	Escambia	M	Renee Sandell	The Paces Foundation, Inc.;	1,155,000.00	0	23	Y	Y	Y	A	Y	48
2015-059C	Plum Gardens	Polk	M	Oscar A. Sol	Plum Gardens Dev, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	50
2015-060C	Woodland Lake Apartments	Pasco	M	Donald W Paxton	Beneficial Development 15 LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	23
2015-061C	The Art House	Leon	M	Joseph Chambers	Gardner Capital Development Florida, LLC;	1,160,000.00	0	23	Y	Y	Y	A	Y	79
2015-062C	Monroe Place Senior Apartment Homes	Seminole	M	Todd M. Wind	Picerne Affordable Development, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	52
2015-063C	City Park at Merritt Street	Seminole	M	Todd M. Wind	Picerne Affordable Development, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	26
2015-064C	Booker Gardens Apartments	Brevard	M	Rhett J. Holmes	Integrity Development Partners, LLC; SCG Development Partners, LLC	1,510,000.00	0	23	Y	Y	Y	A	Y	81
2015-066C	Aida Palms	Polk	M	Oscar A. Sol	Aida Palms Dev, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	28
2015-067C	The San Juan	Osceola	M	Kim Murphy	Royal American Development, Inc.;	1,510,000.00	0	23	Y	Y	Y	A	Y	2
2015-069C	West Park Place	Escambia	M	Donald W Paxton	Beneficial Development 15 LLC;	1,510,000.00	0	23	Y	Y	Y	B	Y	30

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2015-071C	Center Point Senior Apartments	Volusia	M	Donald W Paxton	Beneficial Development 15 LLC;	1,505,442.00	0	23	Y	Y	Y	A	Y	59
2015-072C	Summerset Senior Apartments	Pasco	M	Donald W Paxton	Beneficial Development 15 LLC;	1,499,969.00	0	23	Y	Y	Y	A	Y	33
2015-073C	Clearlake Isles	Brevard	M	Kim Murphy	RAD-DFP Developer, LLC.;	1,475,000.00	0	23	Y	Y	Y	A	Y	6
2015-074C	Dockside Residences at Henderson Creek	Collier	M	Steven C. Kirk	Rural Neighborhoods, Incorporated;	800,000.00	0	23	Y	Y	Y	A	Y	62
2015-075C	Westbury Commons	Osceola	M	Jonathan L Wolf	Westbury Commons Developer, Inc.;	1,510,000.00	0	23	Y	Y	Y	A	Y	35
2015-076C	Carter Crossing	Osceola	M	Stephen A. Frick	TVC Development, Inc.;	934,539.00	0	23	Y	Y	Y	A	Y	8
2015-077C	East Pointe Place, Phase II	Lee	M	David O. Deutch	Pinnacle Housing Group, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	1,160,000.00	0	23	Y	Y	Y	A	Y	64
2015-078C	The Springs Commons	Walton	S	Renee Sandell	The Paces Foundation, Inc.;	1,070,000.00	1	23	Y	Y	Y	A	Y	37
2015-079C	Springs Manor	Walton	S	Renee Sandell	The Paces Foundation, Inc.;	1,070,000.00	1	23	Y	Y	Y	A	Y	11
2015-080C	Casanas Village at Frenchtown Square	Leon	M	David O. Deutch	Pinnacle Housing Group, LLC; Big Bend Community Development Corporation	1,510,000.00	0	23	Y	Y	Y	A	Y	66
2015-081C	Fort King Colony Senior Apartments	Pasco	M	William T Fabbri	The Richman Group of Florida, Inc.;	1,510,000.00	0	23	Y	Y	Y	A	Y	40
2015-082C	Bradford Villas	Volusia	M	Jonathan L Wolf	Bradford Villas Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	13
2015-083C	Pendelton Commons	Lake	M	Jonathan L Wolf	Pendelton Commons Developer, Inc.;	1,165,000.00	0	23	Y	Y	Y	A	Y	68
2015-084C	Crestfield Manor	Hernando	M	Jonathan L Wolf	Crestfield Manor Developer, LLC;	1,300,000.00	0	23	Y	Y	Y	A	Y	42
2015-085C	Harriette Bay	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	1,455,000.00	0	23	Y	Y	Y	A	Y	15
2015-086C*	Madison Crossing II	Osceola	M	Stacy Banach T Banach	American Residential Development, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	71
2015-087C	Warley Park	Lake	M	Jonathan L Wolf	Warley Park Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	44
2015-088C	Denton Cove	Franklin	S	Jonathan L Wolf	Denton Cove Developer, Inc.;	939,370.00	0	23	Y	Y	Y	A	Y	18
2015-089C	Arbours at Vero Beach	Indian River	M	Sam T. Johnston	Arbour Valley Development, LLC;	1,442,308.00	0	23	Y	Y	Y	A	Y	73
2015-090C	Bromley Square	Seminole	M	Jonathan L Wolf	Bromley Square Developer, LLC;	1,165,000.00	0	23	Y	Y	Y	A	Y	47

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2015-091C	Kenwood Place	Leon	M	Jonathan L Wolf	Kenwood Place Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	20
2015-093C	Sunrise Heights	St. Lucie	M	Paula M. Rhodes	Norstar Development USA, LP; FPHA Development, LLC	1,510,000.00	0	23	Y	Y	Y	A	Y	49
2015-094C	The Pines	Volusia	M	Clifton E Phillips	Roundstone Development, LLC;	1,466,178.00	0	23	Y	Y	Y	A	Y	22
2015-095C	Gateway Manor	Gulf	S	Renee Sandell	The Paces Foundation, Inc.;	736,156.00	0	23	Y	Y	Y	A	Y	78
2015-096C	Madison Ridge	Citrus	M	Bowen A Arnold	Bass Development, LLC;	1,300,000.00	0	23	Y	Y	Y	A	Y	53
2015-097C	Jacob Heights	Santa Rosa	M	Stephen A. Frick	TVC Development, Inc.;	1,018,488.00	0	23	Y	Y	Y	A	Y	61
2015-098C	Arbours at Live Oak	Leon	M	Sam T. Johnston	Arbour Valley Development, LLC;	1,437,675.00	0	23	Y	Y	Y	A	Y	24
2015-099C	Nathan Ridge	Clay	M	Stephen A. Frick	TVC Development, Inc.;	1,117,386.00	0	23	Y	Y	Y	A	Y	31
2015-100C	Nova Oaks	Volusia	M	Timothy M. Morgan	JIC Florida Development, LLC; South Odessa Development, LLC	1,016,417.00	0	23	Y	Y	Y	A	Y	46
2015-101C	Park at Wellington Apartments	Pasco	M	Matthew Rieger	HTG Wellington Family Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	9
2015-102C	Park at Wellington Senior Apartments	Pasco	M	Matthew Rieger	HTG Wellington Elderly Developer, LLC;	1,510,000.00	0	23	Y	Y	Y	A	Y	38
2015-106C	Villages at Halifax II	Volusia	M	Todd M. Wind	Picerne Affordable Development, LLC;	1,259,100.00	0	23	Y	Y	Y	A	Y	1

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<b>Ineligible Applications (in Application number order)</b>														
2015-025C	Lofts on Lemon	Sarasota	M	William O Russell III	SHA Affordable Development, LLC;	1,422,858.00	0	23	Y	Y	Y		Y	51
2015-034C	Barton Towne Circle Apartments	Osceola	M	Jay P Brock	Atlantic Housing Partners, L.L.L.P.;	933,600.00	0	23	Y	Y	Y		Y	58
2015-042C	Orange Avenue Redevelopment Phase I	Leon	M	Milton Pratt	The Michaels Development Company I, LP; Tallahassee Housing Professionals, LLC	1,510,000.00	0	23	Y	Y	Y		Y	10
2015-045C	Highland Grove Senior Apartments	Pasco	M	Brian J Parent	JPM Development LLC; Westbrook Housing Development LLC	1,509,500.00	0	0						12
2015-057C	P Street Commons	Escambia	M	Renee Sandell	The Paces Foundation, Inc.;	1,347,133.00	0	23	Y	Y	Y		Y	21
2015-058C	Capital City Seniors	Leon	M	D'Anne . Hilsmier	Capital City Seniors Development, LLC;	1,479,739.00	0	23	Y	Y	Y		Y	77
2015-065C*	Sandhill Crossings	Polk	M	Joseph Chambers	Gardner Capital Development Florida, LLC;	1,155,000.00	0	23	Y	Y	Y		Y	55
2015-068C	Residences at Zephyrhills	Pasco	M	Brian J Parent	JPM Development LLC; Westbrook Housing Development LLC	1,250,000.00	0	0						57
2015-070C	Clearlake Village	Brevard	M	Kevin J Young	DPKY Development Company, LLC;	1,418,185.00	0	23	Y	Y	Y		Y	4
2015-092C	Pine Hill Village	Pasco	M	Kevin J Young	DPKY Development Company, LLC;	1,122,350.00	0	23	Y	Y	Y		Y	75
2015-103C	Woodbridge Place Senior Apartments	Volusia	M	Brian J Parent	JPM Development LLC; Westbrook Housing Development LLC	1,509,500.00	0	0						69
2015-104C	Osprey Landing Senior Apartments	Volusia	M	Brian J Parent	JPM Development LLC; Westbrook Housing Development LLC	1,509,950.00	0	0						16
2015-105C	Residences at Fort King	Pasco	M	Brian J Parent	JPM Development LLC; Westbrook Housing Development LLC	1,250,000.00	0	0						76

\*The HC Request Amount and the Corporation Funding Per Set-Aside amount reflect the adjustments made during scoring.

On March 20, 2015, 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.