

RFA 2016-109 – All Applications

12/9/16

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	NC/Redev or Rehab for goals?	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Total Development Cost	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
Eligible Applications																			
2016-356S	Delphin Downs	Escambia	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	NC	NC	F	\$ 4,180,000.00	\$ 400,000.00	\$4,580,000	\$ 13,361,285.00	Y	18.0	Y	22.24%	3	Y	30
2016-357S	Mango Terrace	Hillsborough	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	NC	NC	F	\$ 5,200,000.00	\$ 529,000.00	\$5,729,000	\$ 19,198,126.00	Y	23.0	Y	19.26%	2	Y	38
2016-358BS	Patricia Pointe	Escambia	M	Kimberly K. Murphy	Royal American Development, Inc.	NC	NC	F	\$ 6,000,000.00	\$ 600,000.00	\$6,600,000	\$ 19,607,310.00	Y	18.0	Y	24.51%	4	Y	43
2016-359BS	Courtside Apartments, Phase II	Miami-Dade	L	Matthew Rieger	AMC HTG 2 Developer, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 38,162,008.29	Y	23.0	Y	16.88%	2	Y	14
2016-363S	Sweetwater Villas	Hillsborough	L	Shawn Wilson	Blue Sky Communities III, LLC	NC	NC	F	\$ 500,000.00	\$ 311,000.00	\$811,000	\$ 11,275,263.24	Y	16.5	Y	3.55%	1	Y	31
2016-365BS	Armstrong Gardens	Miami-Dade	L	Matthew Rieger	HTG Armstrong Developer, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 28,902,137.13	Y	23.0	Y	27.97%	5	Y	42
2016-366BS	Rosemary Cove	Miami-Dade	L	Matthew Rieger	HTG Rosemary Cove Developer, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 38,403,780.00	Y	23.0	Y	21.05%	3	Y	9
2016-367BS	Emerald Villas Phase Two	Orange	L	Alberto Milo, Jr.	Emerald Villas Phase Two Developer, LLC	NC	NC	E	\$ 4,950,000.00	\$ 426,200.00	\$5,376,200	\$ 21,615,532.00	Y	23.0	Y	16.28%	1	Y	27
2016-368BS	Liberty Gardens	Hernando	M	Matthew Rieger	HTG Liberty Developer, LLC	NC	NC	F	\$ 5,500,000.00	\$ 493,400.00	\$5,993,400	\$ 20,152,524.54	Y	23.0	Y	21.86%	3	Y	25
2016-369BS	Lake Beulah View	Polk	M	Matthew Rieger	HTG Lake Beulah Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	\$ 6,000,000.00	\$ 600,000.00	\$6,600,000	\$ 26,104,721.51	Y	23.0	Y	17.81%	2	Y	3
2016-370BS	Hammock Ridge II	Hernando	M	Matthew Rieger	HTG Hammock Ridge II Developer, LLC	NC	NC	E	\$ 6,000,000.00	\$ 460,500.00	\$6,460,500	\$ 21,716,649.40	Y	12.5	Y	19.64%	2	Y	32
2016-371S**	The Boulevard at West River	Hillsborough	L	Eileen M. Pope	WRDG Boulevard, LLC	NC	NC	F	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 48,563,224.00	Y	23.0	Y	11.95%	1	Y	21
2016-373BS	Urban Pointe Senior Residences	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 25,119,460.00	Y	23.0	Y	32.19%	5	Y	29

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2016-374S**	Villages at West Lakes Senior Residences	Orange	L	Clara I Trejos	New Affordable Housing Partners, LLC; LIFT Orlando Community Development, LLC	NC	NC	E	\$ 6,482,800.00	\$ 517,200.00	\$7,000,000	\$ 22,169,784.00	Y	23.0	Y	23.42%	4	Y	24
2016-375BS	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC	NC	NC	F	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 26,755,568.00	Y	23.0	Y	30.22%	5	Y	16
2016-376S**	Bethune Residences I at West River	Hillsborough	L	Eileen M. Pope	WRDG Bethune I, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 38,190,136.10	Y	23.0	Y	12.15%	1	Y	7
2016-377S	Liberty Square Phase One	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase One Developer, LLC	Redev	NC	F	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 70,561,253.00	Y	23.0	Y	13.05%	1	Y	39
2016-378BS	Suncrest Court	Broward	L	David O. Deutch	Pinnacle Housing Group, LLC; HEF-Dixie Court Development, LLC	NC	NC	F	\$ 6,500,000.00	\$ 600,000.00	\$7,100,000	\$ 30,932,184.00	Y	23.0	Y	27.28%	5	Y	13
2016-379BS	Banyan Court	Palm Beach	L	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	\$ 5,400,000.00	\$ 600,000.00	\$6,000,000	\$ 20,667,211.00	Y	23.0	Y	18.58%	2	Y	37
2016-380BS**	Palos Verdes Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.; DSRG Development, LLC	NC	NC	E	\$ 5,200,000.00	\$ 552,300.00	\$5,752,300	\$ 17,585,760.00	Y	23.0	Y	23.69%	4	Y	10
2016-381S	Brisas del Este Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Este Apartments Developer, LLC	NC	NC	E	\$ 4,250,000.00	\$ 600,000.00	\$4,850,000	\$ 28,981,409.00	Y	23.0	Y	13.49%	1	Y	23
2016-382S	Northside Transit Village II	Miami-Dade	L	Elizabeth Wong	APC Northside Property II Development, LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 26,877,627.00	Y	23.0	Y	23.96%	4	Y	1
2016-383S	Brisas del Rio Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Rio Apartments Developer, LLC	NC	NC	E	\$ 4,500,000.00	\$ 600,000.00	\$5,100,000	\$ 28,598,595.00	Y	23.0	Y	14.48%	1	Y	28
2016-384BS	Ambar Villas at Keys Point	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	NC	F	\$ 5,650,000.00	\$ 600,000.00	\$6,250,000	\$ 28,508,808.00	Y	23.0	Y	26.06%	4	Y	2
2016-386S**	Perrytown Apartments (currently known as Tidewater Apartments)	Taylor	S	James J Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	R	F	\$ 2,670,400.00	\$ 194,600.00	\$2,865,000	\$ 10,938,144.00	Y	23.0	Y	24.41%	4	Y	4
2016-387BS	Barnett Villas	Orange	L	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E	\$ 5,400,000.00	\$ 587,900.00	\$5,987,900	\$ 19,709,303.00	Y	23.0	Y	21.95%	3	Y	18

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2016-388BS	Cedar Park Apartments	Columbia	S	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	A/R	R	F	\$ 3,200,000.00	\$ 272,300.00	\$3,472,300	\$ 11,419,785.00	Y	23.0	Y	28.02%	5	Y	26
2016-389S**	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J Kerr, Jr.	AMCS Development, LLC; SCG Development Partners, LLC	A/R	R	F	\$ 2,793,400.00	\$ 156,600.00	\$2,950,000	\$ 8,741,141.00	Y	23.0	Y	31.96%	5	Y	34
2016-390BS	Regatta Place	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	NC	F	\$ 3,000,000.00	\$ 600,000.00	\$3,600,000	\$ 23,507,642.53	Y	23.0	Y	16.78%	2	Y	6
2016-391BS	Pembroke Tower Apartments	Broward	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	A/R	R	E	\$ 2,980,000.00	\$ 600,000.00	\$3,580,000	\$ 21,233,473.00	Y	23.0	Y	20.76%	3	Y	8
2016-392BS	The Villages Apartments, Phase II	Miami-Dade	L	Elon J Metoyer	New Urban Development, LLC; Cornerstone Group Partners. LLC	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 28,240,174.00	Y	23.0	Y	22.80%	3	Y	11
2016-393BS	Hudson Commons	Putnam	S	Brian M. McGeady	MV Residential Development LLC	NC	NC	F	\$ 3,830,000.00	\$ 121,500.00	\$3,951,500	\$ 11,343,828.00	Y	23.0	Y	27.04%	5	Y	41
2016-394BS	Coral Bay Cove	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.	NC	NC	F	\$ 6,500,000.00	\$ 600,000.00	\$7,100,000	\$ 57,050,680.00	Y	23.0	Y	14.98%	1	Y	15
2016-396BS	Birch Hollow	Orange	L	Matthew Rieger	HTG Birch Developer, LLC	NC	NC	E	\$ 6,000,000.00	\$ 552,300.00	\$6,552,300	\$ 24,019,857.79	Y	23.0	Y	20.01%	3	Y	17
2016-397S	La Joya Estates	Miami-Dade	L	Lewis V Swezy	RS Development Corp; Lewis V Swezy	NC	NC	F	\$ 3,000,000.00	\$ 600,000.00	\$3,600,000	\$ 23,049,099.00	Y	23.0	Y	17.12%	2	Y	12
2016-398BS	Stadium Tower Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy; RS Development Corp	NC	NC	F	\$ 5,250,000.00	\$ 600,000.00	\$5,850,000	\$ 24,824,407.00	Y	23.0	Y	24.43%	4	Y	22

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Ineligible Applications																			
2016-360BS	Anders Park	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; JAX Urban Initiatives Development, LLC	A/R	R	F	\$ 2,700,000.00	\$ 600,000.00	\$3,300,000	\$ 13,894,728.00	N	8.0	Y	18.79%		Y	19
2016-361BS	North Miami Senior Housing	Miami-Dade	L	Lisa S. Lim	Miami 124 LLC c/o Upper Manhattan Development Corp.; Saten 1 LLC c/o Blue Road; *Miami 124 LLC w/o Upper Manhattan Development Corp. will be the managing member of NM124, LLC and the experienced Developer entity	NC	NC	E	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	\$ 45,508,410.00	N	18.0	Y	14.15%		Y	5
2016-362BS	Highlands Village	Highlands	M	Martin M Wohl	Highlands Village Developer LLC	A/R	R	E	\$ 5,000,000.00	\$ 187,400.00	\$5,187,400	\$ 17,062,949.38	N	23.0	Y	29.30%		Y	36
2016-364S	Merry Place Court	Palm Beach	L	Darren Smith	Baobab Development, Inc.; SHAG MerryPlace Court, LLC	NC	NC	F	\$ 3,120,000.00	\$ 476,800.00	\$3,596,800	\$ 13,588,037.99	N	0.0		16.12%			20
2016-372S	Oasis at Renaissance Preserve	Lee	M	Shawn L Hicks	Integral Development, LLC; Housing for Urban Communities LLC	NC	NC	E	\$ 6,000,000.00	\$ 526,500.00	\$6,526,500	\$ 25,103,470.83	N	0.0		19.99%			33
2016-385S	Woodlawn Trail	Pinellas	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	NC	NC	F	\$ 4,100,000.00	\$ 410,400.00	\$4,510,400	\$ 14,544,331.00	N	23.0	Y	20.04%		Y	40
2016-395S*	Residences at Ocean Breeze	Palm Beach	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	NC	F	\$ 6,839,609.10	\$ 600,000.00	\$7,439,609	\$ 21,256,026.00	N	23.0	Y	22.88%		Y	35

*The SAIL Request and the ELI Request were adjusted during scoring. The SAIL Request adjustment also affects Leveraging Percentage

**The Total Development Costs were adjusted during scoring. This affected Leveraging Percentage

On December 9, 2016, 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.