

Maureen McCarthy Daughton, LLC

MMMD LAW

RECEIVED

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

OCT 24, 2024 9:42am

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

Via Email
October 24, 2024

FLORIDA HOUSING
FINANCE CORPORATION

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

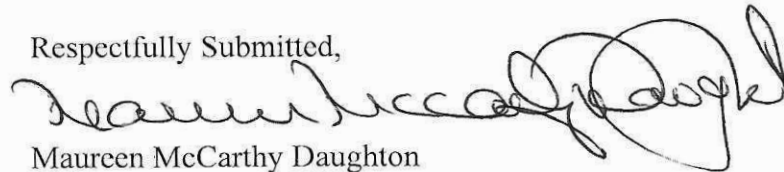
**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections
in Request for Applications (RFA) 2024-205 SAIL Financing of Affordable
Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt
Bonds and Non-Competitive Housing Credits**

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
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	-----------------------	-------	---------------------------------	-----------------------	--------------------	----------------------	-------------------------	------------------------------------	---------------	---------------------------	-----------------------	-----------------	--------------	----------------	------------------------------	---------------------------------	----------------

HUD Choice Neighborhoods Implementation Grant Goal

2025-222B5A	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
-------------	---------------------	------------	---	-----------------	--	----	---	---	-----	-----------	---	---	-----	---	---	---	---	---	---	----	---	---	---	----

New Construction Family Application proposing a Development in Miami-Dade County or Broward County

2025-231B5	Gallery at SoMI Parc	Miami-Dade	L	Alberto Millo, 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
------------	----------------------	------------	---	--------------------	-------------------------------------	----	---	----	-----	-----------	---	---	-----	---	----	---	---	---	---	----	---	---	---	---

New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County

2025-2105A	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
------------	---------------------	---------	---	-----------------	------------------------------	----	------------	---	-----	------------	---	---	---	---	-----	---	---	---	---	----	---	---	---	----

One Family Application that qualifies for the Preservation Development Goal

none																								
------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

2025-215B5A	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
-------------	--------------------------	-------	---	----------------------	-----------------------------	----	------------	---	-----	------------	---	---	---	---	-----	---	---	---	---	----	---	---	---	----

Small County Application(s)

2025-273B5A	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
-------------	----------------------------------	---------	---	------------------	----------------------------------	----	---	---	----	-----------	---	---	-----	---	---	---	---	---	---	----	---	---	---	----

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?	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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
2025-236SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SFA 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 Evién	Newsstar Development, LLC; GIA 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.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 Home Yards Phase 4	Hillsborough	L	Alberto Millo, 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 Millo, 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 + 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
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	-------	---------------------------------	-----------------------	----------------------	-------------------------	---------------	---------------------------	-----------------------	-----------------------	-----------------	--------------	----------------	------------------------------	---------------------------------	----------------

Eligible Applications

2025-20785A	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
2025-20885A	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
2025-20985A	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 IJ, 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
2025-21285A	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 Elyen	Newsstar Development, LLC; PGHA Development, LLC	NC	F	120	11,936,600	Y	N/A	N	N	N	Y	120	1	15	A	Y	Y	70
2025-21485A	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
2025-21585A	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
2025-21685A	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
2025-21785A	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
2025-21985A	Cabana Club Senior	Miami-Dade	L	Thom Arndur	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
2025-22085A	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
2025-22185A	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
2025-22285A	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
2025-22485A	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
2025-22585A	David M. Pemberton Apartments	Miami-Dade	L	Willie Logan	Opa-looka 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

RF A 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
2025-22685A	The Residences at 13300 NW 27th Ave	Miami-Dade	L	Willie Logan	Opal-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
2025-2275A	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
2025-2285A	Woodland Park II	Alachua	M	Brian Elyen	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
2025-22985A	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
2025-23085	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Millo, 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
2025-23185	Gallery at SoMi Parc	Miami-Dade	L	Alberto Millo, 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
2025-23285	Residences at Claude Pepper	Miami-Dade	L	Alberto Millo, 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
2025-2345A	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
2025-23585A	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
2025-23685A	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
2025-23785A	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermer 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
2025-23885A	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
2025-23985A	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
2025-2405A	Claude Pepper I	Miami-Dade	L	David Burstin	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
2025-24185A	Claude Pepper III	Miami-Dade	L	David Burstin	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
2025-2425A	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
2025-24385A	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
2025-24485A	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
2025-24585A	The Residences at 201 Starzad	Miami-Dade	L	Willie Logan	Opal-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
2025-24685A	Atudent 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
2025-24785A	Culmer Place IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	145	12,000,000	Y	N/A	N	N	N	N	145	1	15	A	Y	Y	48

RF A 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
2025-249BSA	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 Lawrence 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
2025-253BSA	Catherine Flon Estates	Miami-Dade	L	Nikol 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	TMI Homestead Residences	Miami-Dade	L	Mario Procidia	TMWL LHTC 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.; Stier 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	14,450,000	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	Actuva 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	AHFII 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	TEPC 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	TEPC 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	Gross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRIVA 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	N	120	1	15	A	Y	Y	71
2025-276BSA	Gross Creek Gardens at Quincy III	Gadsden	S	Daniel F. Acosta	ACRIVA Community Developers, LLC	NC	E/Non-ALF	70	6,345,900	Y	Y	N	N	N	N	70	1	15	A	Y	Y	14

RF A 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
2025-2778SA	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
2025-2788SA	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
2025-2798SA	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
2025-2805SA	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
2025-2818SA	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
2025-2828SA	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
2025-2838SA	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
2025-2848S	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
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
2025-24885A	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
2025-25985A	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
2025-26285A	Brial Brith 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. Sarriol	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
2025-26685A	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. Sarriol	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.