



I. Legal
A. <u>Carisbrooke Terrace, Ltd., Carisbrooke Terrace Developer, LLC, and Sha Development, LLC v. Florida Housing Finance Corporation and Villas on Central, LLC. FHFC Case No. 2024-071BP; DOAH Case No. 24-4677BID.</u> <u>MHP Brevard I, LLC v. Florida Housing Finance Corporation and ECG Florida 2023 V, LP. FHFC Case No. 2024-072BP; DOAH Case No. 24-4678BID.</u>
II. Multifamily Allocations
A. <u>RFA 2024-204 SAIL Financing for the Preservation of Elderly Developments</u>
B. <u>RFA 2025-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs</u>
C. <u>2025 Rule Development</u>
III. Professional Services Selection (PSS)
A. <u>Single Source Procurement for a Davis-Bacon Software Solution</u>

LEGAL

Action

I. LEGAL

- A. **Carisbrooke Terrace, Ltd., Carisbrooke Terrace Developer, LLC, and Sha Development, LLC v. Florida Housing Finance Corporation and Villas on Central, LLC. FHFC Case No. 2024-071BP; DOAH Case No. 24-4677BID.**

MHP Brevard I, LLC v. Florida Housing Finance Corporation and ECG Florida 2023 V, LP. FHFC Case No. 2024-072BP; DOAH Case No. 24-4678BID.

1. **Background:**

- a) These cases concern protests filed against the preliminary awards for Request for Applications 2024-306: Community Development Block Grant - Disaster Recovery to be used in Conjunction with Tax-Exempt Bonds and 4% Housing Credits in Counties Deemed Hurricane Ian Recovery Priorities (the “RFA”). At the October 22, 2024 Board meeting, ten applications were preliminarily recommended for funding. These included application number 2025-203BD for Villas on Central, LLC’s development (“Villas”) and application number 2025-196BD for ECG Florida 2023 V Developer, LLC’s development (“ECG”). Carisbrooke Terrace, Ltd., Carisbrooke Terrace Developer, LLC, and Sha Development, LLC’s application number 2025-194BD (“Carisbrooke”), and MHP Brevard I, LLC’s application number 2025-195BD (“MHP”) were deemed eligible but were not selected for funding according to the RFA funding selection process.
- b) Carisbrooke and MHP timely filed Formal Written Protests and Petitions for Administrative Hearing (the “Petitions”) challenging Florida Housing’s preliminary funding determinations under the RFA.
- c) Florida Housing issued a Notice to Bidders informing all bidders that their substantial interests might be affected by the Petition. Villas and ECG timely intervened in the matter. The Petition was referred to the Division of Administrative Hearings (“DOAH”) on December 11, 2024.

2. **Present Situation:**

- a) On December 20, 2024, in the interest of avoiding time, expense, and uncertainty of litigation, Carisbrooke, Florida Housing, and Villas entered a Settlement Agreement whereby Villas would be permitted to withdraw its application number 2025-203BD and would not be assessed any penalty or limitation for the withdrawn application. A copy of the Settlement Agreement is attached as [Exhibit A](#).
- b) On January 2, 2025, MHP, Florida Housing, and ECG entered into a similar Settlement Agreement whereby, in the interest of avoiding time, expense, and uncertainty of litigation, ECG would be permitted to withdraw its application number 2025-196BD and would also not be assessed any penalty or limitation for the withdrawn application. A copy of the Settlement Agreement is attached as [Exhibit B](#).
- c) 40th Street Lofts, LLC (“40th Street”) was also preliminarily recommended for funding in the RFA. However, during the pendency of the litigation, 40th Street was awarded funding in RFA 2024-205 and has accepted its invitation into credit

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Action

underwriting for that award. Under the terms of RFA 2024-306, 40th Street's application number 2025-180BD is now ineligible to receive funding under the RFA.

- d) It is the staff's recommendation that the returned funding from Villas' and ECG's withdrawn applications and 40th Street's ineligible application be distributed to the next eligible applications pursuant to the selection process outlined in the RFA. Attached as [Exhibit C](#) is a spreadsheet listing the applications that will be invited to credit underwriting if the Board adopts these recommendations.

3. **Recommendation:**

- a) Staff recommends that the Board adopt both settlement agreements and issue a Final Order distributing the returned funding from Villas' and ECG's withdrawn applications and 40th Street's ineligible application pursuant to the selection process outlined in the RFA.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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II. MULTIFAMILY PROGRAMS - ALLOCATIONS

A. RFA 2024-204 SAIL Financing for the Preservation of Elderly Developments

1. **Background:**

- a) On November 14, 2024, Florida Housing Corporation (Florida Housing) issued RFA 2024-204 offering \$3,675,000 of State Apartment Incentive Loan (SAIL) as gap financing, which may be used in conjunction with Tax-Exempt Bond financing and 4% Housing Credits, for Applicants proposing the preservation of affordable, multifamily housing for the Elderly.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, December 10, 2024.

2. **Present Situation:**

- a) Florida Housing received 4 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Mandy DuSold, Multifamily Allocations Manager (Chair), Bryan Barber, Multifamily Allocations Manager, and Matt Jugenheimer, Development Finance Administrator. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its January 9, 2025, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2024-204 All Applications chart (provided as [Exhibit A](#)) lists the received Applications. The Applications are listed in assigned Application Number order. There were no ineligible Applications.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on Exhibit A and recommendations for funding as set out on [Exhibit B](#);
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit A and recommendations for funding as set out on Exhibit B.
- e) The motions passed unanimously.

3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 4 Applications and authorize the tentative selection of the 1 Application (set out on Exhibit B) for funding.
- b) If no notice of protest or formal written protest is filed in accordance with Section

MULTIFAMILY PROGRAMS - ALLOCATIONS

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120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on the Exhibit B.

- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is no SAIL funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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B. RFA 2025-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs

1. Background:

- a) On September 5, 2024, Florida Housing Corporation (Florida Housing) issued RFA 2025-102 offering \$12,815,413 of State Apartment Incentive Loan (SAIL) funding and \$5,743,900 of HOME Investment Partnerships Program (HOME) from the American Rescue Plan Act (HOME-ARP) funding for Non-Profit Applicants proposing new construction to create new housing to provide Permanent Supportive Housing for Persons with Special Needs as defined in Section 420.0004(13), F.S.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, November 21, 2024.

2. Present Situation:

- a) Florida Housing received 3 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Bryan Barber, Multifamily Allocations Manager (Chair), Kelisha Austin, Policy Coordinator, Mandy DuSold, Multifamily Allocations Manager, Matt Jugenheimer, Development Finance Administrator, Elaine Roberts, Policy Administrator, Nicole Singleton, Policy and Special Programs Manager, and Zach Summerlin, Policy Director. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its January 9, 2025, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2025-102 All Applications chart (provided as [Exhibit C](#)) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on Exhibit C and recommendations for funding as set out on [Exhibit D](#);
 - (2) A motion to recommend that the Board approve the scoring results set out on Exhibit C and recommendations for funding as set out on Exhibit D.
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 3 Applications and authorize the tentative selection of the 2 Applications (set out on Exhibit D) for funding.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on the Exhibit D.
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$4,343,609 of SAIL funding and \$2,749,000 of HOME-ARP funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

Action

C. 2025 Rule Development

1. Background

- a) Staff would like to begin the rule development process by scheduling a rule development workshop to solicit comments concerning Rule Chapters 67-21 Non-Competitive Affordable Rental Housing Programs, and 67-48 Competitive Affordable Multifamily Rental Housing Programs, and the Qualified Allocation Plan (QAP) which is incorporated by reference in both rule chapters.

2. Present Situation

- a) Staff plans to hold a Rule Development Workshop on March 4, 2025.

3. Recommendation

- a) Authorize staff to proceed with the 2025 rule development process.

PROFESSIONAL SERVICES SELECTION (PSS)

Action

III. PROFESSIONAL SERVICES SELECTION (PSS)

A. Single Source Procurement for a Davis-Bacon Software Solution

1. Background:

- a) The Davis–Bacon Act of 1931 is a United States federal law that establishes the requirement for paying the local prevailing wages on public works projects. Florida Housing and its partners are subject to these requirements when building developments that are primarily funded by the U.S. Department of Housing and Urban Development (HUD), e.g., when using HOME or Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. Section 3 requires recipients of HUD funding to direct employment, training and contracting opportunities to low-income individuals and the businesses that employ these persons within their community. Section 3 is also applicable to developments that are primarily funded by HUD funds like HOME and CDBG-DR but also includes National Housing Trust Fund (NHTF) dollars as well.
- b) In 2015, HUD contracted with Elation Systems, Inc., to improve HUD's Davis-Bacon and Section 3 oversight and compliance for federally funded and/or assisted construction projects receiving HUD grants, loans, loan guarantees and/or insurance. Certain HUD-funded partners were then directed to use Elation's system to assist with managing prevailing wage data.
- c) Compliance with Davis-Bacon and Section 3 during construction is performed on Florida Housing's behalf by its contracted construction loan servicers Seltzer Management Group, First Housing Development Corporation and AmeriNat Community Services. All three of these firms have been onboarded into Elation's system and the transition from a manual reporting process to the electronic system has been beneficial for all stakeholders involved.

2. Present Situation:

- a) Florida Housing's current contract with Elation Systems, Inc., expires on March 21, 2025.
- b) While Florida Housing is not on the list of partners that have been identified as mandatory users of the system, there are notable benefits that the software system provides that no other vendor on the market currently does, including:
 - Extracting payroll data from developers' systems rather than via manual data entry;
 - Immediately identifying any underpayments;
 - Running database checks so that developers are informed about any issues prior to certification and submission to the servicers; and
 - Transmitting all Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) and Section 3 reporting directly to HUD.

3. Recommendation:

- a) Staff recommends that the Board direct staff to proceed with entering into a new, one-year single source contract with Elation Systems, Inc., for their Davis-Bacon and Section 3 software solution.

STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

CARISBROOKE TERRACE, LTD.,
CARISBROOKE TERRACE DEVELOPER, LLC
and SHA DEVELOPMENT, LLC,

DOAH Case No. 24-4677BID
FHFC Case No. 2024-071BP

Petitioners,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

VILLAS ON CENTRAL, LLC

Intervenor.

MHP BREVARD I, LLC,

DOAH Case No. 24-4678BID
FHFC Case No. 2024-072BP

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ECG FLORIDA 2023 V, LP,

Intervenor.

SETTLEMENT AGREEMENT

Pursuant to Section 120.57(4), Fla. Stat., Petitioners, Carisbrooke Terrace, Ltd., Carisbrooke Terrace Developer, LLC, and Sha Development, LLC, (collectively “Carisbrooke”), Intervenor Villas on Central, LLC (“Villas”), and Respondent Florida Housing Finance

Corporation (“FHFC” or “Florida Housing”) (collectively, the “Parties”), hereby enter into the following Settlement Agreement.

Petitioner, MHP Brevard I, LLC, and Intervenor, ECG Florida 2023 V, LP, have been notified of the Parties intent to enter into this settlement agreement and have no objections.

Factual Background

1. Carisbrooke and Villas are both applicants for funding in Request for Applications 2024-306 Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Ian Impacted Areas (the “RFA”).

2. On October 22, 2024, the Florida Housing’s Board made its determinations regarding applicant eligibility and that certain eligible applicants were preliminarily selected for funding subject to satisfactory completion of the credit underwriting process. Villas Application Number 2025-203BD was preliminarily selected for funding based on the sorting and selection criteria in the RFA. Carisbrooke’s Application Number 2025-194BD was deemed eligible for funding but was not selected for a preliminary funding award based on the sorting and selection criteria in the RFA.

3. Carisbrooke timely filed a notice of protest and formal protest challenging the selection of Villas for a preliminary funding award.

4. On November 6, 2024, Florida Housing issued a Notice to All Bidders on RFA 2024-306, including the challenged application in this matter. The Notice informed all bidders that their substantial interests might be affected by the disposition of Carisbrooke’s Petition and advised bidders of their opportunity to intervene.

5. Villas timely intervened by filing its Notice of Appearance.

Agreement to Resolve Dispute

6. In the interest of avoiding time, expense, and uncertainty of litigation, Villas agrees to withdraw its application number 2025-203BD. The Parties agree that Villas did not intentionally misrepresent any information in its application and that the withdrawal is not the result of any misrepresentation or wrongdoing by Villas.

7. Carisbrooke agrees to voluntarily dismiss its Petition as moot within two days of receiving notice that Villas has withdrawn its application.

8. Florida Housing agrees to recommend to its Board of Directors that the returned funding from Villas' withdrawn application be added back into the RFA and allocated pursuant to the funding selection process outlined in Section Five of the RFA without Villas withdrawn application number 2025-203BD, and subject to the results of any other bid protest proceedings relating to the RFA.

9. The Parties agree that Villas, its developer, or any principals, affiliates or financial beneficiary of the Applicant or Developer, will not be assessed any prohibition, priority 1 application limitation, point reduction, or other penalties in any pending or future Florida Housing funding programs due to the withdraw of its application number 2025-203BD.

10. The Parties understand that Florida Housing's funding decision is subject to final action by Florida Housing's Board of Directors. Florida Housing's Board of Directors' decision to approve, deny, or take any other action on staff's recommendations shall not be considered a breach of this Settlement Agreement.

11. The Parties waive all rights to challenge or appeal this Settlement Agreement, Florida Housing's Final Order relating to this Settlement Agreement, or any other action by Florida Housing's Board of Directors relating to this Settlement Agreement. All parties shall bear their own

costs and attorneys' fees incurred in this matter.

12. This Settlement Agreement contains and incorporates the entire understandings and agreements of the Parties, and any amendments thereof shall be set forth in writing and signed by all Parties. The undersigned attorneys represent that they have the authority to execute this Settlement Agreement on behalf of their respective clients. This Settlement Agreement shall be binding on all Parties.

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DATED this 20th day of December, 2024.



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STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

CARISBROOKE TERRACE, LTD.,
CARISBROOKE TERRACE DEVELOPER, LLC
and SHA DEVELOPMENT, LLC,

DOAH Case No. 24-4677BID
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Petitioners,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

VILLAS ON CENTRAL, LLC

Intervenor.

MHP BREVARD I, LLC,

DOAH Case No. 24-4678BID
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Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ECG FLORIDA 2023 V, LP,

Intervenor.

SETTLEMENT AGREEMENT

Pursuant to Section 120.57(4), Fla. Stat., Petitioner, MHP Brevard I, LLC, ("MHP"), Intervenor, ECG Florida 2023 V, LP ("ECG"), and Respondent, Florida Housing Finance Corporation ("FHFC" or "Florida Housing") (collectively, the "Parties"), hereby enter into the

following Settlement Agreement.

Petitioners, Carisbrooke Terrace, LTD., Carisbrooke Terrace Developer, LLC, and Sha Development, LLC, and Intervenor, Villas on Central, LLC, have been notified of the Parties intent to enter into this settlement agreement and have no objections.

Factual Background

1. MHP and ECG are both applicants for funding in Request for Applications 2024-306 Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Ian Impacted Areas (the “RFA”).

2. On October 22, 2024, the Florida Housing’s Board made its determinations regarding applicant eligibility and that certain eligible applicants were preliminarily selected for funding subject to satisfactory completion of the credit underwriting process. ECG Application Number 2025-196BD was preliminarily selected for funding based on the sorting and selection criteria in the RFA. MHP’s Application Number 2025-195BD was deemed eligible for funding but was not selected for a preliminary funding award based on the sorting and selection criteria in the RFA.

3. MHP timely filed a notice of protest and formal protest challenging the selection of ECG for a preliminary funding award.

4. On November 6, 2024, Florida Housing issued a Notice to All Bidders on RFA 2024-306, including the challenged application in this matter. The Notice informed all bidders that their substantial interests might be affected by the disposition of MHP’s Petition and advised bidders of their opportunity to intervene.

5. ECG timely intervened by filing its Notice of Appearance.

Agreement to Resolve Dispute

6. In the interest of avoiding time, expense, and uncertainty of litigation, ECG agrees to withdraw its application number 2025-196BD. The Parties agree that ECG did not intentionally misrepresent any information in its application and that the withdrawal is not the result of any misrepresentation or wrongdoing by ECG.

7. MHP agrees to voluntarily dismiss its Petition as moot within two days of receiving notice that ECG has withdrawn its application.

8. Florida Housing agrees to recommend to its Board of Directors that the returned funding from ECG's withdrawn application be added back into the RFA and allocated pursuant to the funding selection process outlined in Section Five of the RFA without ECG's withdrawn application number 2025-196BD, and subject to the results of any other bid protest proceedings relating to the RFA.

9. The Parties agree that ECG, its developer, or any principals, affiliates or financial beneficiary of the Applicant or Developer, will not be assessed any prohibition, priority 1 application limitation, point reduction, or other penalties in any pending or future Florida Housing funding programs due to the withdraw of its application number 2025-196BD.

10. The Parties understand that Florida Housing's funding decision is subject to final action by Florida Housing's Board of Directors. Florida Housings Board of Directors' decision to approve, deny, or take any other action on staff's recommendations shall not be considered a breach of this Settlement Agreement.

11. The Parties waive all rights to challenge or appeal this Settlement Agreement, Florida Housing's Final Order relating to this Settlement Agreement, or any other action by Florida Housings Board of Directors relating to this Settlement Agreement. All parties shall bear their own

costs and attorneys' fees incurred in this matter.

12. This Settlement Agreement contains and incorporates the entire understandings and agreements of the Parties, and any amendments thereof shall be set forth in writing and signed by all Parties. The undersigned attorneys represent that they have the authority to execute this Settlement Agreement on behalf of their respective clients. This Settlement Agreement shall be binding on all Parties.

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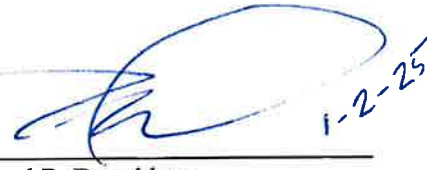
DATED this 2 day of JANUARY, 2025



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RFA 2024-306 Preliminary Awards if Recomendations are Adopted

Total CDBG-DR Funding	99,276,000
Total CDBG-DR Allocated	97,900,000
Total CDBG-DR Remaining	1,376,000

Application Number	Name of Development	County	County Size	HUD or State-Designated MID?	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	CDBG-DR Base Request Amount	Eligible For Funding?	Total Points	Federal Funding Experience Preference	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-185D	Cortaro Heights Apartments LLC	Hillsborough	L	HUD	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4	F	100	\$10,000,000	Y	10	Y	A	Y	Y	3
2025-192BD	Harwick Place	Seminole	M	HUD	Julie von Weller	Harwick Place Developer, LLC; SHA Development, LLC	NC	G	E, Non-ALF	80	\$10,000,000	Y	10	Y	A	Y	Y	4
2025-187BD	Amberwood Lofts	Osceola	M	HUD	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	G	F	88	\$9,500,000	Y	10	Y	A	Y	Y	7
2025-198BD	Ekos at Santa Clara	Collier	M	HUD	Christopher L. Shear	MHP Collier IV Developer, LLC	NC	G	F	84	\$10,000,000	Y	10	Y	A	Y	Y	19
2025-206D	Largo Station	Pinellas	L	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	168	\$10,000,000	Y	10	Y	A	Y	Y	20
2025-168BD	Highland Creek	Polk	M	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	120	\$10,000,000	Y	10	Y	A	Y	Y	22
2025-195BD	Ekos at Rockledge Park	Brevard	M	HUD	Christopher L. Shear	MHP Brevard I Developer, LLC	NC	MR 5-6	F	100	\$10,000,000	Y	10	Y	A	Y	Y	26
2025-186D	Desoto Apartments	Manatee	M	HUD	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4	F	140	\$10,000,000	Y	10	Y	A	Y	Y	32
2025-194BD	Carisbrooke Terrace	Seminole	M	HUD	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	NC	G	F	80	\$10,000,000	Y	10	Y	A	Y	Y	6
2025-171BD	Kissimmee Cove	Osceola	M	HUD	Matthew A. Rieger	HTG Kissimmee Cove Developer, LLC	NC	MR 4	F	73	\$8,400,000	Y	10	Y	A	Y	Y	10

RFA 2024-204 - All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Cat	Dev Subcat	Development Type	Demo	Units	SAIL Request Amount	ELI Funding Amount	Total SAIL Request Amount (SAIL plus ELI)	MMRB Request Amount	4% HC Request Amount	Eligible For Funding?	Total Points	Age of Development Preference	RA Level 1,2, or 3 Preference	ESS Construction Funding Preference	Corporation Funding PSAU	A/B Leveraging	RA Level	Florida Job Creation Preference	Lottery Number
2025-289BS	Lake Ella Manor	Leon	M	Stuart Hartman	Retirement Housing Foundation	A/R	P	MR 5/6	E, Non-ALF	73	\$1,000,000	\$0	1,000,000	\$9,525,000	\$690,601	Y	10	Y	Y	N	\$13,698.63	A	1	Y	3
2025-290BS	Buell Brown Center	St. Lucie	M	Rosetta Washington	BBC Preservation Developer, LLC	A/R	P	G	E, Non-ALF	95	\$2,308,000	\$692,000	3,000,000	\$13,500,000	\$1,233,299	Y	10	Y	Y	Y	\$25,079.46	A	1	Y	4
2025-291BS	Magnolia Gardens	Volusia	M	Mark Kemp	Mansermar Development LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	P	G	E, Non-ALF	88	\$3,139,500	\$535,500	3,675,000	\$15,000,000	\$947,296	Y	10	N	Y	N	\$35,676.14	A	1	Y	1
2025-288S	Riverside Park Apartments	Duval	L	Darren Smith	SHAG Riverside Developer, LLC	A/R	P	HR	E, Non-ALF	90	\$3,675,000	\$0	3,675,000		\$1,172,076	Y	10	Y	Y	Y	\$40,833.33	A	1	Y	2

RFA 2024-204 – Review Committee Recommendations

Total SAIL Funding	3,675,000
Total SAIL Allocated	3,675,000
Total SAIL Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Cat	Dev Subcat	Development Type	Demo	Units	Total Request Amount (SAIL plus ELI)	MMRB Request Amount	4% HC Request Amount	Eligible For Funding?	Total Points	Age of Development Preference	RA Level 1, 2, or 3 Preference	ESS Construction Funding Preference	A/B Leveraging	RA Level	Florida Job Creation Preference	Lottery Number
2025-288S	Riverside Park Apartments	Duval	L	Darren Smith	SHAG Riverside Developer, LLC	A/R	P	HR	E, Non-ALF	90	3,675,000		\$1,172,076	Y	10	Y	Y	Y	A	1	Y	2

RFA 2025-102 - All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Dev Type	Demo	Units	Eligible SAIL Request Amount	Eligible HOME ARP Request Amount	Eligible For Funding?	Priority Status	Tier level	Operating/ Managing Permanent Supportive Housing Experience Points	Accessibility Preference	Qualifying Financial Assistance Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
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Eligible Application

2025-285SA	Vincentian Villas II	Charlotte	M	Michael Raposa	Society of St. Vincent de Paul South Pinellas Inc.	NC	G	PSN - 80	17	\$4,271,804	\$1,395,800	Y	1	1	N	Y	N	\$251,282.59	Y	Y	1
2025-286SA	Independence Place II	Pinellas	L	Julian Scott Eller	CASL Developer, LLC	NC	TX	PSN - 80	14	\$4,200,000	\$1,599,100	Y	1	1	Y	Y	Y	\$300,000.00	Y	Y	3

Ineligible Application

2025-287SA	Dave's House at Celery	Seminole	M	Ellen O'Connor	Dave's House, Inc.; Turnstone Development Corporation	NC	DX	PSN - 80	16	\$4,271,804	\$1,365,600	N	1	1	N	Y	Y	\$266,987.75	Y	Y	2
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RFA 2025-102 – Review Committee Recommendations

Total SAIL Funding	12,815,413
Total SAIL Allocated	8,471,804
Total SAIL Remaining	4,343,609

Total HOME-ARP Funding	5,743,900
Total HOME-ARP Allocated	2,994,900
Total HOME-ARP Remaining	2,749,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Dev Type	Demo	Units	Eligible SAIL Request Amount	Eligible HOME ARP Request Amount	Eligible For Funding?	Priority Status	Tier level	Operating/ Managing Permanent Supportive Housing Experience	Accessibility Preference	Qualifying Financial Assistance Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
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Small or Medium County Application, with a preference for a Tier 1 Application

2025-285SA	Vincentian Villas II	Charlotte	M	Michael Raposa	Society of St. Vincent de Paul South Pinellas Inc.	NC	G	PSN - 80	17	\$4,271,804	\$1,395,800	Y	1	1	N	Y	N	\$251,282.59	Y	Y	1
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Large County Application, with a preference for a Tier 1 Application

2025-286SA	Independence Place II	Pinellas	L	Julian Scott Eller	CASL Developer, LLC	NC	TX	PSN - 80	14	\$4,200,000	\$1,599,100	Y	1	1	Y	Y	Y	\$300,000.00	Y	Y	3
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Additional PSN Applications
none