

HOUSING FINANCE DIVISION  
110 NE 3<sup>RD</sup> STREET, SUITE 300  
FORT LAUDERDALE, FL 33301

**EVALUATION COMMITTEE MEETING RANKING OF PROPOSALS**

Thursday, November 14, 2024

**AFFORDABLE HOUSING DEVELOPMENT OF 1201 NW 31ST AVENUE, POMPANO BEACH, FL**  
**Scoring Summary Sheet**  
**FY 2024**

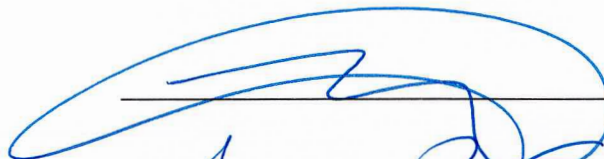
Applicant Name	GAP Amount Requested	Evaluation Committee Member				Total Score	Ranking
		Angela Bauldree-VanBeber	Darby Delsalle	Suzanne Fejes	Lary Mahoney		
RUDG, LLC	\$7,000,000	118	117	120	105	460	1
Greenmills Holdings, LLC	\$7,000,000	101	88	100	102	391	2
Pinnacle Commons, LLC	\$7,000,000	97	99	102	83	381	3
Cornerstone Group Partners, LLC	\$7,000,000	93	91	95	76	355	4
Smith and Henzy Affordable Group, Inc.	\$7,000,000	83	68	81	64	296	5
Friendship for Affordable Housing, LLC	\$7,000,000	78	60	68	60	266	6

**Evaluation Committee Members:**

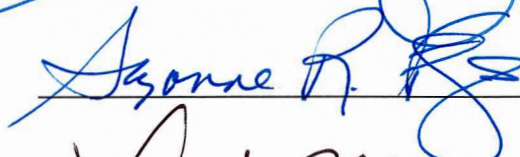
Angela Bauldree-VanBeber, Business Manager  
Fiscal & Compliance  
Housing Finance Division



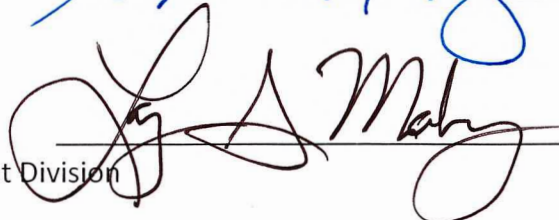
Darby Delsalle, Assistant Director  
Urban Planning Division



Suzanne Fejes, Assistant Director  
Housing Finance Division



Lary Mahoney, Director  
Real Property and Real Estate Development Division





**Housing Finance Division**

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

**AFFORDABLE HOUSING DEVELOPMENT OF 1201 NW 31<sup>ST</sup> AVENUE, POMPANO BEACH, FL 33069**

**Request for Applications Summary Sheet**

**FY 2024**

<b>Developer/Applicant:</b>	<b>Cornerstone Group Partners, LLC</b>
<b>Project Name (if provided):</b>	<b>Aveline Apartments</b>
<b>Total # of Units:</b>	<b>300 Units</b>
Phased Development?	Depends on financing scenario (see below)
Units up to 80% AMI:	280
Units above 80% AMI:	20
<b>PROJECT COST:</b>	<b>Scenario 1 One Phase (FHFC Live Local SAIL)</b> <b>\$112,029,151</b>
	<b>Scenario 2 Two Phases (4% LIHTC &amp; SAIL (Elderly and Family))</b> <b>\$114,314,596</b>
	<b>Scenario 3 Two Phases (9% LIHTC elderly &amp; 9% LIHTC family)</b> <b>\$103,380,659</b>
<b>GAP Amount Requested:</b>	<b>\$7,000,000</b>

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<b>Developer/Applicant:</b>	<b>Friendship for Affordable Housing, LLC</b>
<b>Project Name (if provided):</b>	<b>1201 Residences</b>
<b>Total # of Units:</b>	<b>220 Units</b>
Phased Development?	No
Units up to 80% AMI:	205 Units
Units above 80% AMI:	15 Units
<b>PROJECT COST:</b>	<b>\$40,571,517</b>
<b>GAP Amount Requested:</b>	<b>\$7,000,000</b>

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<b>Developer/Applicant:</b>	<b>Greenmills Group/ Greenmills Holdings, LLC</b>
<b>Project Name (if provided):</b>	<b>Vista Creek</b>
<b>Total # of Units:</b>	<b>380 units</b>
Units up to 80% AMI:	380
Units above 80% AMI:	0
Phased Development?	Yes – 4 Phases
<b>PROJECT COST:</b>	<b>\$34,742,980 (Only Phase 1 Information provided)</b>
<b>GAP Amount Requested:</b>	<b>\$7,000,000</b>

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**Developer/Applicant:** Pinnacle Communities II LLC & WWK Commons, LLC/ Pinnacle Commons, LLC  
**Project Name (if provided):** Pinnacle Commons  
**Total # of Units:** 320  
Phased Development? Yes- 2 Phases  
**Scenario 1** (Phase 1: 9% LIHTC & GAP, Phase 2: Live Local SAIL, 4% LIHTC and BHFA Bonds)  
Units up to 80% AMI: 300  
Units above 80% AMI: 20  
**PROJECT COST:** \$116,203,340

**Contingent Scenario** (Phase 1: 9% LIHTC & GAP, Phase 2: conventional financing, GAP & Live Local Missing Middle property tax exemption)  
Units up to 80% AMI: 200  
Units above 80% AMI: 120  
**PROJECT COST:** \$98,341,798  
**GAP Amount Requested:** \$7,000,000

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**Developer/Applicant:** Related Urban Development Group/ RUDG, LLC  
**Project Name (if provided):** Cross Creek (Residences at Cross Creek and Gallery at Cross Creek)  
**Total # of Units:** 467  
Phased Development? Yes- 2 Phases  
Units up to 80% AMI: 327  
Units above 80% AMI: 140  
**PROJECT COST:** \$180,926,998  
**GAP Amount Requested:** \$7,000,000

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**Developer/Applicant:** Smith and Henzy Affordable Group, Inc.  
**Project Name (if provided):** N/A  
**Total # of Units:** 210  
Phased Development? No  
Units up to 80% AMI: 210  
Units above 80% AMI: 0  
**PROJECT COST:** \$87,301,667  
**GAP Amount Requested:** \$7,000,000