



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

**EVALUATION COMMITTEE MEETING RANKING OF PROPOSALS**

April 15, 2026

**NEW CONSTRUCTION OR ACQUISITION AND/OR REHABILITATION OF MULTI-FAMILY  
AFFORDABLE HOUSING RENTAL UNITS  
Scoring Summary Sheet**

Project Name	GAP Amount Requested	Evaluation Committee Member				Total	Ranking
		Angela Bauldree-VanBeber	Isami Ayala-Collazo	Darby Delsalle	Angela Chin		
<b>\$22M -2026 GAP Financing (70 or more affordable rental units up to 80% AMI)</b>							
Federal Apartments	\$5,000,000	105	98	111	112	426	4
Village at Oakland Park	\$7,000,000	110	105	109	110	434	3
8th Avenue Commons	\$7,000,000	82	84	76	91	333	7
The GEM of Hallandale	\$6,750,000	119	123	122	127	491	1
Paramount View	\$6,000,000	81	73	82	84	320	8
312 NW 7th Street, LLC	\$7,000,000	71	58	65	68	262	10
Residences at Pompano Beach	\$7,000,000	111	112	125	119	467	2
Tam English Apartments	\$7,000,000	88	83	88	78	337	6
Solara at Fillmore	\$7,000,000	86	70	83	81	320	8
8AC	\$3,500,000	41	43	46	39	169	11
Solara on 19th	\$4,570,000	84	81	88	89	342	5



**Evaluation Committee Members:**

Angela Bauldree-VanBeber, Assistant Director  
Housing and Urban Planning Division

  
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Angela Chin, Housing Manager  
Housing and Urban Planning Division

  
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Isami Ayala-Collazo, Assistant County Administrator  
Broward County, Florida

  
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Darby Delsalle, Director  
Housing and Urban Planning Division

  
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**Housing Finance Authority**

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

**\$22M GAP Funding  
New Construction or Acquisition and/or Rehabilitation of Multi-Family  
Affordable Housing Rental Units**

**Request for Applications  
Summary Sheet**

**FY 2026**

**PROJECT APPLICATIONS**

**Project Name:** Federal Apartments  
**Project Type:** New Construction/Rental  
**Developer:** MRK Partners, Inc.  
**Applicant:** Fed Venture L.P.  
**# of Units:** 164  
**Location:** 821 NW 11<sup>th</sup> Avenue, Fort Lauderdale

**Amount Requested:** \$5,000,000  
**PROJECT COST:** \$94,958,789  
**LEVERAGING:** \$30,488  
**Comm. District:** 8

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**Project Name:** Village at Oakland Park  
**Project Type:** New Construction/Rental  
**Developer:** Urban League of Broward County, and  
Cornerstone Group, LLC  
**Applicant:** Village at Oakland Park Associates, Ltd.  
**# of Units:** 174 (164 Affordable)  
**Location:** NW 21<sup>st</sup> Avenue and NW 26<sup>th</sup> Street, Oakland Park

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$72,898,021  
**LEVERAGING:** \$42,683  
**Comm. District:** 8

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**Project Name:** 8<sup>th</sup> Avenue Commons  
**Project Type:** New Construction/Rental  
**Developer:** ACRUVA  
**Applicant:** ACRUVA Community FL 18, LLC  
**# of Units:** 110  
**Location:** 900 NW 8<sup>th</sup> Avenue, Fort Lauderdale

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$43,491,957  
**LEVERAGING:** \$63,636  
**Comm. District:** 8

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**Project Name:** **The Gem of Hallandale**  
Project Type: New Construction/ Rental  
Developer: Housing Trust Group, Dragonfly Investments, LLC, and Hallandale Beach CRA  
Applicant: HTG DFI, Ltd.  
**# of Units:** **150**  
Location: 411 N. Dixie Highway, Hallandale

**Amount Requested:** \$6,750,000  
**PROJECT COST:** \$65,572,454  
**LEVERAGING:** \$45,000  
**Comm. District:** 6

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**Project Name:** **Paramount View**  
Project Type: New Construction/ Rental  
Developer: Housing Trust Group  
Applicant: HTG Paramount View, LLC  
**# of Units:** **100**  
Location: 810 S. Dixie Highway, Hollywood

**Amount Requested:** \$6,000,000  
**PROJECT COST:** \$47,966,797  
**LEVERAGING:** \$60,000  
**Comm. District:** 6

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**Project Name:** **312 NW 7<sup>th</sup> Street, LLC**  
Project Type: New Construction/ Rental  
Developer: Venture Group  
Applicant: 312 NW 7<sup>th</sup> Street, LLC  
**# of Units:** **422 (71 Affordable)**  
Location: 312 NW 7th Street, Fort Lauderdale

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$138,298,189  
**LEVERAGING:** \$98,592  
**Comm. District:** 8

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**Project Name:** **Residences at Pompano Beach**  
Project Type: New Construction/ Rental  
Developer: The Richman Group  
Applicant: Richman Pompano Beach, LLC

**# of Units:** 244 (234 Affordable)  
Location: 1350 NW 31<sup>st</sup> Avenue, Pompano Beach

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$92,355,208  
**LEVERAGING:** \$29,915  
**Comm. District:** 8

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**Project Name:** Tam English Apartments  
Project Type: New Construction/ Rental  
Developer: Smith and Henzy, and Housing Authority of Fort Lauderdale  
Applicant: Sunnyreach Redevelopment, LLC  
**# of Units:** 96  
Location: 1701 SW 2<sup>nd</sup> Street, Fort Lauderdale

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$51,888,560  
**LEVERAGING:** \$72,917  
**Comm. District:** 8

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**Project Name:** Solara at Fillmore  
Project Type: New Construction/ Rental  
Developer: Lumina Partners, LLC, and MRK Partners, Inc.  
Applicant: Solara at Fillmore, LLC  
**# of Units:** 100  
Location: 507 N. 61<sup>st</sup> Avenue, Hollywood

**Amount Requested:** \$7,000,000  
**PROJECT COST:** \$ 33,511,168  
**LEVERAGING:** \$70,000  
**Comm. District:** 7

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**Project Name:** 8AC  
Project Type: New Construction/ Rental  
Developer: UFINC Holdings, LLC, and O'Connor Capital Partners  
Applicant: REACH Organization, Inc.  
**# of Units:** 200 (71 Affordable)  
Location: 200 NW 8<sup>th</sup> Avenue, Hallandale Beach

**Amount Requested:** \$3,500,000  
**PROJECT COST:** \$72,879,072  
**LEVERAGING:** \$49,296  
**Comm. District:** 6

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**Project Name:** Solara on 19<sup>th</sup>  
Project Type: New Construction/ Rental

Developer: HOPE Housing Alliance, Inc., and  
East Lake Management and Development Corp.  
Applicant: HHA Community 03, LLC  
**# of Units: 84**  
Location: 0 NW 19<sup>th</sup> Street, Fort Lauderdale

**Amount Requested: \$4,570,000**  
**PROJECT COST: \$23,967,123**  
**LEVERAGING: \$54,405**  
**Comm. District: 8**

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