

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

HTG ANDERSON TERRACE, LLC

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION

Respondent.

**FHFC Case No. 2017-089BP
RFA No. 2017-108
App. No. 2018-045BS**

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FLORIDA HOUSING
FINANCE CORPORATION

**FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING**

Petitioner, HTG Anderson Terrace, LLC (“Anderson Terrace” or “Petitioner”), pursuant to sections 120.57(1) and (3), Florida Statutes (“F.S.”), and Rules 28-110 and 67-60, Florida Administrative Code (“FAC”) hereby files this Formal Written Protest and Petition (the “Petition”) regarding the scoring decisions of the Respondent, FLORIDA HOUSING FINANCE CORPORATION (“Florida Housing”) to award funding to responsive Applicants pursuant to *RFA 2017-108- SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits.* (hereinafter the “RFA”).

Introduction

1. This Petition is filed pursuant to sections 120.57 (1) and (3), Florida Statutes, Rule 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited liability company in the business of providing affordable housing. Petitioner’s address is 3225 Aviation Ave, Ste 602, Coconut Grove, Florida 33133.

Petitioner's address, phone number and email address for purposes of this proceeding are that of undersigned counsel.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's mailing address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida.

Notice

4. On August 31, 2017, Florida Housing issued the RFA.

5. On September 13, 2017, September 15, 2017 and October 3, 2017, the RFA was modified by Florida Housing and Notices of Modification of RFA 2017-108 were issued.

6. Applications in response to the RFA were due on or before October 12, 2017.

7. Florida Housing received approximately 38 applications in response to the RFA.

Petitioner timely applied in response to the RFA requesting an allocation of \$6,800,000.00 in SAIL funding and \$600,000 in ELI funding for its proposed one hundred and forty- four unit (144), affordable housing development with a Family demographic in Orange County, Florida.

8. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, December 8, 2017 at 3:40 pm. A copy of the notices posted on the Corporations website are attached hereto as Composite Exhibit "A". Petitioner's application was deemed ineligible for funding.

9. On Wednesday, December 13, 2017 at 10:37 a.m., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of the Notice of Intent is attached hereto as Exhibit "B".

10. This Petition is timely filed in accordance with the provisions of section 120.57(3)(b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

11. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

12. Florida Housing has adopted Chapter 67-60, Florida Administrative Code which establishes the procedures by which the Corporation shall...administer the competitive solicitation funding process to make and service loans for new construction or rehabilitation of affordable units under the State Apartment Incentive Loan (SAIL) Program... authorized by Section 420.5087, F.S. See rule, 67-60.001 (1), Florida Administrative Code.

RFA 2017-108

13. Through the RFA, process Florida Housing anticipated awarding up to an estimated \$87,320,000, of SAIL funding to certain developments serving Family or Elderly populations in small, medium and/or large counties.¹ Specifically,

- \$24, 570,000 of Elderly funding for proposed Developments with the Elderly Demographic Commitment. (ALF and Non-ALF)
- \$62,750,000 of Family funding for proposed Developments with the Family Demographic Commitment.

In the County Geographic Categories,

- \$46,279,600 of funding allocated to Large Counties
- \$32,308,400 of funding allocated to Medium Counties
- \$8,732,000 to Small Counties.

RFA at p. 2.²

14. The Funding Goals of the RFA are as follows,

¹ The SAIL funding in this RFA must be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. RFA at p. 2.

² The chart designating counties as large, medium or small is in the RFA at p. 18.

- Two (2) Elderly, new construction Applications located in a Large County
- Three (3) Family, new construction Applications located in a Large County
- One (1) Elderly, new construction, Application located in a medium County
- Two (2) family, new construction, Application located in a Medium County

RFA at p. 69.

15. Review committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 15 points. Failure to meet all submission items results in an application being deemed ineligible. RFA at p. 66

16. Only applications that are eligible are considered for funding selection. Eligibility requirements include the following,

- Submission requirements,
- Financial Arrearage Requirements,
- Minimum Total Proximity Score,
- Minimum Transit Score,
- Mandatory Distance Requirements,
- Total Development Cost Per Unit Limitation

RFA at p. 65,66.

16. As set forth in the RFA

The Committee shall conduct at least one public meeting during which the Committee members may discuss their evaluations, select Applicants to be considered for award, and make any adjustments deemed necessary to serve the best interest of the Corporation's mission. *The Committee will list the Applications deemed eligible for funding in order applying the funding*

selection criteria outlined in Section Five above, and develop a recommendation or series of recommendations to the Board.

RFA at p.73. (Emphasis supplied)

17. Of the thirty-eight (38) applications received in response to the RFA, ten (10), including Anderson Terrace, application number 2018-045BS, were deemed ineligible.³

Ability to Proceed Forms

18. Anderson Terrace was deemed ineligible based on alleged deficiencies within its Ability to Proceed Verification (“Ability to Proceed”) Forms which were Attachments 9,10,12,13 and 14.

19. Anderson Terrace identified the proposed Development site as a Scattered Site within the application and provided the address as follows,

Lemon Tree Lane, S. Texas Avenue and Lemon Tree Lane, Orange County
Lakeway Dr., Lakeway Dr. and Lemon Tree Lane, Orange County

Application at p. 4.

20. The RFA provides as follows,

Ability to Proceed

The Applicant must demonstrate the following Ability to Proceed elements as of Application Deadline, for the entire proposed Development site, including all Scattered Sites, if applicable, as outlined below.

Note: The Applicant may include the Florida Housing Ability to proceed Verifications forms that were included in a previous RFA submission for the same proposed Development, provided (i) the form used for this RFA are labeled Form Rev. 08-16, (ii) other than the RFA reference number on the form, none of the information entered on the form and certified to by the signatory has changed in any way, and (iii) the requirements outlined in this RFA are met. The previous

³ As part of the Selection process the following applications were deemed ineligible by Review Committee members,2018-015BS- WRDG T4,2018-018S – Oasis at Renaissance Preserve,2018-020S- Weldon Street MF,2018-022BS- Cathedral Townhouse,2018-031BS- Brisas Del Estes Apartments,2018-034BS- Courtside Apartments, Phase II,2018-037BS- Mary Bethune Highrise,2018-049BS- Rosemary Cove,2018-0525S- Pine Grove Apartments.

RFA number should be crossed through and RFA 2017-108 inserted. If the Applicant provides any prior version of the Florida Ability to Proceed verification form(s), the form(s) will not be considered.

RFA at 35. The RFA then specifically addressed the requirements for each Ability to Proceed form, which included demonstrating that each service, i.e. water, sewer, etc., was available to the “entire proposed Development site”. RFA at 35-36.

21. This RFA required five (5) different Ability to Proceed forms, including Status of Site Plan/Plat Approval; Appropriate Zoning; Availability of Electricity; Availability of Water; Availability of Sewer and Availability of Roads. Each of these forms provided in relevant part,

Development Location: _____
At a minimum provide the address number, street name and city and/or provide the street name closest designated intersection either the city (if located within a city) or county (if located within a county)

(Emphasis Supplied)

22. The Petitioner submitted Ability to Proceed forms that it had previously submitted in response to RFA 2016-113 for the same proposed Development site⁴. Each form provided in relevant part,

Development Location: Lemon Tree Lane, S. Texas Avenue and Lemon Tree Lane, Orange County

Each Ability to Proceed form contained the same instruction as to what information was required for the Development Location

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county)

The application of Anderson Terrace in response to RFA 2016-113 was deemed eligible for funding.

⁴ Application No. 2017-240C

23. During the Review Committee Meeting Anderson Terrace was deemed ineligible for providing an insufficient address on the following Ability to Proceed Forms,

1. Local Government Verification of Status of Site Plan Approval for Multifamily Developments
2. Local Government Verification that Development is consistent with Zoning and Land Use Regulations
3. Verification of Availability of Infrastructure-Water
4. Verification of Availability of Infrastructure-Sewer Capacity
5. Verification of Availability of Infrastructure- Roads

24. The information provided on the Ability to Proceed forms, met the requirement of demonstrating that each service is available to the “entire Proposed Development Site” by providing the closest designated intersection and the county (RFA at 35-36) There is no question that the Orange County officials executing the Ability to Proceed forms were aware that the proposed development included two parcels of land which are approximately 100 feet apart.

25. As it relates to Scattered Sites, the RFA only requires the following in terms of eligibility, a response to the question whether the Development consists of Scattered Sites and if so, that Latitude and Longitude coordinates are provided. (RFA at p. 66) These requirements were met by the Petitioner. The Development Location provided on the Ability to Proceed forms appropriately describes the location of the Scattered Sites. The RFA does not require that in describing the “Development Location” of each Scattered Site on the Ability to Proceed forms that the applicant must use multiple and different designated intersections.

26. The exact same Ability to Proceed forms submitted here have been accepted and approved in the previous years’ RFAs as having met the exact same requirement.

27. Anderson Terrace should not have been deemed ineligible to compete for an allocation of SAIL funding in connection with RFA 2017-108. Florida Housing’s decision to deem

Anderson Terrace as ineligible for funding is contrary to the RFA. Additionally, it is clearly erroneous, contrary to competition, arbitrary and capricious.

Selection Process

28. The eligible applications, including Anderson Terrace, are ranked by sorting the applications from highest to lowest score, with any scores that are tied separated as follows:

- a) First, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- b) Next, by the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A. 11. d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- c) Next by the Application's Leveraging Level number (which is outlined in item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
- d) Next, by the Applications eligibility for the Florida Job Creation Funding Preference (which is outlined in Item 4 of Exhibit C) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- e) Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

RFA at p. 70.

29. The RFA includes both a Funding Test and a County Award Tally provision.

Applications will only be selected for funding if there is sufficient SAIL funding available in both the Geographic (small, medium, large county) and the Demographic (elderly/family) categories. Pursuant to the County Award Tally, as each application is selected for tentative funding, the county where the proposed development is located will have one (1) application credited toward the County Award Tally. The Corporation will prioritize eligible unfunded applications that meet the applicable Funding Tests and counties that have the lowest County

Award Tally that also meet the applicable Funding Tests, even if the applications with a higher County Award Tally are ranked higher. RFA at p. 70.

30. The RFA mandates the Funding Selection Order, in relevant part, as follows,

(1) Goals to fund eight (8) Medium and Large County, New Construction Applications

(a) Goal to fund one (1) New Construction Application located in Miami-Dade County and one (1) New Construction Application located in Broward County.

The first two (2) Applications selected for funding will be (i) the highest ranking eligible New Construction Application that is located in Miami-Dade County, regardless of the Demographic Commitment selected; and (ii) the highest ranking eligible New Construction Application that is located in Broward County, regardless of the Demographic Committed selected.

(b) Goal to fund two (2) Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

(i) If neither of the Applications selected to meet the goal described in (a) above are Elderly Applications, the two (2) highest ranking applications, the two (2) highest ranking eligible Elderly Applications, the two (2) highest ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

(ii) If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is an Elderly Application, that Application will count towards this goal, and only one (1) additional Elderly, Large County, New Construction Application will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.

(iii) If both of the Applications selected to meet the goal described in (a) above are Elderly Applications, this goal will be considered to be met without selecting any additional Applications.

(c) Goal to Fund three (3) Family, Large County, New Construction

Applications

This goal will be met under the following circumstances:

- (i) If neither of the Applications selected to meet the goal described in (a) above are Family Applications, the three (3) highest ranking eligible Family, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.
- (ii) If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is a Family Application, that Application will count towards this goal, and only two (2) additional Family, Large County, New Construction Applications will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.
- (iii) If both of the Applications selected to meet the goal described in (a) above are Family Applications, both Applications will count towards this goal, and only one (1) additional Family, Large County, New Construction Application will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.

RFA at p.70-72.

31. The selection process was carried out by the members of the Review Committee at a public meeting held on November 15, 2017.

32. Each eligible application was then assigned a Leveraging Level 1-5, based on the applicant's Leveraging Percentage relative to all other eligible applications' Leveraging Percentage. The lower the Leveraging Level the better the score. Once this was completed the selection process commenced. RFA at p. 100-101.

33. Pursuant to the RFA's first goal Florida Housing selected for funding the two highest ranking eligible New Construction Applications located in Miami-Dade County, Harbour

Springs, Application 2018-0488S (family) and Sierra Bay, Application 2018-023B (elderly).⁵
Pursuant to the RFA this was without regard to the Demographic Commitment selected by the Applicant.

34. Pursuant to the RFA's second goal, Florida Housing selected for funding the two highest ranked eligible Elderly, Large County, new Construction Applications. Because Sierra Bay serves an Elderly demographic, this goal was met with the selection of Brisas del Rio Apartments located in Miami-Dade County Application 2018-030BS.⁶

35. The next goal was to fund three (3) Family, Large County, New Construction Applications. Florida Housing selected for funding the next two highest ranked Large county applicant with a Family demographic, The Waves, Application 2018-039S in Duval County and Palmetto Pointe, Application 2018-024S in Pinellas County.⁷

36. If Anderson Terrace had been properly deemed eligible it would have been designated Leverage Group 2 and with Lottery Number 10, would have been selected before both The Waves and Palmetto Pointe to satisfy the Family, Large County goal.

Substantial Interests Affected

37. If Anderson Terrace had been deemed eligible to receive funding in connection with RFA 2017-108 then following application of the Funding Selection Order Anderson Terrace would have been selected for funding.

⁵ Because there were no eligible applications in Broward County, two Miami-Dade applications were funded.

⁶ The RFA provides, "If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is an Elderly Application, that Application will count towards this goal, and only one (1) additional Elderly, Large County, New Construction Application will be selected for this goal to be met, subject to the County Award Tally and both Funding Tests."

⁷ The RFA provides, "If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is a Family Application, that Application will count towards this goal, and only two (2) additional Family, Large County, New Construction Applications will be selected for this goal to be met, subject to the County Award Tally and both Funding Tests."

38. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioner's ability to obtain funding through the RFA. Consequently, Petitioner has standing to initiate and participate in this and related proceedings.

39. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida Statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material fact and Law

40. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a) Whether Florida Housing erred in determining Anderson Terrace ineligible for funding;
- b) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is contrary to Florida Housing's governing statutes, rules, policies or the specifications of the RFA;
- c) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is clearly erroneous;
- d) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is contrary to competition;
- e) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is arbitrary or capricious.

Statement of Ultimate Facts

41. Anderson Terrace was entitled to be recommended for an allocation of SAIL funds in connection with RFA 2017-108. Florida Housing's determination that Anderson Terrace was ineligible for funding was contrary to Florida Housing's governing statutes, rules or policies, and the specifications of the RFA. The determination also was clearly erroneous, contrary to competition, arbitrary and capricious. Anderson Terrace was entitled to be funded.

Request to Resolve by Mutual Agreement

42. Petitioner requests the opportunity to meet with Florida Housing within seven (7) working days after filing this protest.

Reservation of Right to Amend

43. Petitioner reserves the right to amend the Petition as discovery proceeds.

Statutes/Rules that Entitle Petitioner to Relief

44. Petitioner is entitled to relief pursuant to Sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

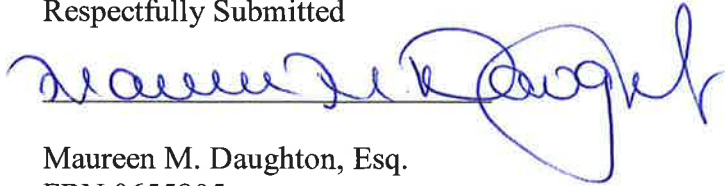
Demand for Relief

Wherefore, Petitioner respectfully requests that Florida Housing:

- a. Refer this matter to DOAH for a hearing with an Administrative Law Judge involving disputed issues of fact.
- b. That the Administrative Law Judge enter a Recommended Order finding that Anderson Terrace was eligible and entitled to an allocation of SAIL funds in connection with RFA 2017-108.
- c. That Florida Housing adopt the Recommended Order as its own.
- d. For such further relief as the Administrative Law Judge deem appropriate.

Dated this 22nd day of December, 2017.

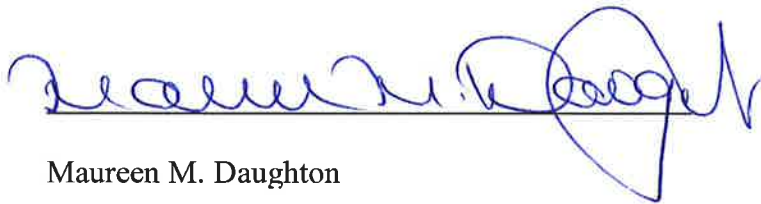
Respectfully Submitted



Maureen M. Daughton, Esq.
FBN 0655805
Maureen McCarthy Daughton, LLC
172 Capital Circle NE, Suite 304
Tallahassee, Florida 32308
Counsel for HTG Anderson Terrace, LLC

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand- delivery with Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 22nd day of December.



Maureen M. Daughton

RFA 2017-108 - Recommendations

SAIL Funding Balance Available 3,998,930.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Two Elderly Large County New Construction Applications																
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Medes	Corrisonne Group Partners, LLC	NC	E, Non-ALE	4,400,000.00	600,000.00	5,000,000.00	1	15	Y	1	Y	37
2018-03085	Briess del Rio Apartments	Miami-Dade	L	Alberto Milla, Jr.	Briess del Rio Apartments Developer, LLC	NC	E, Non-ALE	4,346,770.00	600,000.00	4,946,770.00	3	15	Y	2	Y	1
Three Family Large County New Construction Applications																
2018-04885	Hazboun Springs	Miami-Dade	L	Lewis Swezey	Lewis Swezey, SS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	1	Y	7
2018-03995	The Waves	Duval	L	Fred Wickrohn	TVC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	2	Y	16
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	453,900.00	5,853,900.00	1	10	Y	4	Y	29
One Elderly Medium County New Construction Application																
2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Robb Real Estate Development, Inc., 806 Providence Reserve Seniors Developer, LLC	NC	E, Non-ALE	6,000,000.00	429,800.00	6,429,800.00	1	15	Y	2	Y	27
Two Family Medium County New Construction Applications																
2018-04185	Parrish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	1	15	Y	2	Y	11
2018-04285	Luna Lake	Pinellas	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALE	5,800,000.00	465,000.00	6,265,000.00	1	15	Y	3	Y	13

Exhibit A

RFA 2017-108 – Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Small County Application(s)																
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC, SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,316,000.00	1	15	Y	5	Y	14

Medium County Application(s)																
2018-03985	Hilbicus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDS Hilbicus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	1	15	Y	4	Y	17
2018-02985	Lofts on Lemon	Sarasota	M	Joseph I Chambers	Gardner Capital Development Florida, LLC; SIA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	1	15	Y	4	Y	23
2018-01985	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	1	15	Y	5	Y	22
2018-0175	Venethan Walk II	Sarasota	M	Richard Hieghs	Nonstar Development USA, LP; Venethan Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	2	15	Y	4	Y	33

Large County Application(s)																
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Sneyd	Lewis Sneyd, IS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	4	15	Y	1	Y	31
2018-02385	Water's Edge Apartments	Miami-Dade	L	Mark S Wades	Corrections Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	5	15	Y	1	Y	36
2018-03385*	Chaddle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	6	15	Y	4	Y	3

*TDC was reduced during scoring which affected the Leveraging Percentage.

On December 8, 2017, 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 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-01685	Liberty Square Phase Two	Miami-Dade	L	Alberto Mito, Jr.	Liberty Square Phase Two Developer, LLC	Redev	F	7,200,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	23.87%	1	Y	38
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Northstar Development USA, LP/Venetian Walk Developers, LLC	NC	F	2,250,000.00	464,200.00	2,754,200.00	Y	15	Y	Y	87.15%	4	Y	33
2018-01985	Chocrow Village	Ocala	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	Y	15	Y	Y	169.15%	5	Y	22
2018-0215	Avery Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III, LLC TB Affordable Housing, Inc	NC	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Wades	Cornerstone Group Partners, LLC	NC	E, Non-AIF	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	Y	10	Y	Y	84.97%	4	Y	29
2018-02585	Water's Edge Apartments	Miami-Dade	L	Mara S Wades	Cornerstone Group Partners, LLC	NC	F	3,600,000.00	600,000.00	3,600,000.00	Y	15	Y	Y	28.03%	1	Y	36
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Malden	S	James I. Kerr, Jr	AMCS Development, LLC, SCG Development Partners, LLC	A/R	F	3,054,400.00	251,500.00	3,316,000.00	Y	15	Y	Y	114.88%	5	Y	14
2018-0275	Grove Manor Phase I	Polk	M	Darren Smith	Pantheon Development Group, LLC, LWP&A Development, LLC	NC	F	6,600,000.00	314,500.00	6,314,500.00	Y	15	Y	Y	71.50%	3	Y	8
2018-0285	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Lux Urban Initiatives Development, LLC	A/R	E, Non-AIF	4,778,736.00	600,000.00	5,378,736.00	Y	15	Y	Y	26.58%	1	Y	34
2018-02985	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC, DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	Y	15	Y	Y	83.70%	4	Y	23
2018-03085	Brisas del Rio Apartments	Miami-Dade	L	Alberto Mito, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-AIF	4,346,770.00	600,000.00	4,946,770.00	Y	15	Y	Y	34.50%	2	Y	1
2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BGC Providence Senior Seniors Developer, LLC	NC	E, Non-AIF	6,000,000.00	429,800.00	6,429,800.00	Y	15	Y	Y	52.46%	2	Y	27
2018-03385**	Cradelle Village	Miami-Dade	L	Samuel F. Diller	Lite Hart Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	Y	15	Y	Y	78.77%	4	Y	3
2018-03585	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BGC Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	Y	15	Y	Y	75.83%	4	Y	17
2018-03685	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC, TB Affordable Housing, Inc	NC	E, Non-AIF	3,400,000.00	246,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number	
2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc. Jax Urban Initiatives Development, LLC, TJC Development, Inc.	A/R	F	4,600,000.00	433,200.00	5,033,200.00	Y	15	Y	Y	96.46%	5	Y	25	
2018-03935	The Waves	Duval	L	Fred Medicines	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	38.67%	2	Y	16	
2018-04035	Pembroke Tower Apartments	Broward	L	Scott C Seidinger	Southport Development Services, Inc. Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	E, Non-AUF	3,200,000.00	600,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32	
2018-04185	Parish Oaks	Manatee	M	John D Page	Southport Development Services, Inc. Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	Y	15	Y	Y	48.83%	2	Y	11	
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development Services, Inc. Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-AUF	5,800,000.00	465,000.00	6,265,000.00	Y	15	Y	Y	58.73%	3	Y	13	
2018-04385	The Village Apartments, Phase II	Miami-Dade	L	Talmanee W Pol	New Urban Development, LLC; Cornerstone Group Partners, LLC	NC	E, Non-AUF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	59.30%	3	Y	18	
2018-04485	Woodford Grove	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney ES Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	31	
2018-04685*	Manatee Commons	Manatee	M	Shawn Willson	Blue Sky Communities II, LLC, IB Affordable Housing, Inc II Development, LLC	NC	E, Non-AUF	4,200,000.00	544,000.00	4,744,000.00	Y	15	Y	Y	95.71%	5	Y	15	
2018-04785	Northside Transit Village II	Miami-Dade	L	Kenneth Naylor	APC Northside Property II Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.62%	2	Y	19	
2018-04885	Harbour Springs	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney ES Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	7	
2018-05085	Osprey Pointe	Pasco	M	Matthew A Rieger	HTG Osprey Pointe Developer, LLC	NC	F	6,000,000.00	555,000.00	6,555,000.00	Y	15	Y	Y	57.88%	3	Y	24	
2018-05185	Northside Tench Village III	Miami-Dade	L	Kenneth Naylor	APC Northside Property III Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.32%	2	Y	30	
Ineligible Applications																			
2018-01585	WRDG T4	Hillsborough	L	Jerome Ryans	WRDG T4 Developer, LLC	NC	F	6,197,332.00	600,000.00	6,797,332.00	N	15	Y	Y	41.28%		Y	35	
2018-01885	Castat Renaissance Preserve	Lee	M	Egbert L Perry	Integral Development, LLC; Housing for Urban Communities, LLC	NC	AUF	6,000,000.00	546,700.00	6,546,700.00	N	15	Y	Y	76.34%		Y	4	
2018-02085	Weldon Street MF	Bradford	S	Louie A Large III	Commonwealth Development Corporation	NC	F	3,993,933.00	479,500.00	4,473,433.00	N	15	Y	Y	36.11%		Y	21	
2018-02285	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	A/R	E, Non-AUF	5,000,000.00	600,000.00	5,600,000.00	N	15	Y	Y	34.50%		Y	9	
2018-03185	Briars del Eata Apartments	Miami-Dade	L	Alberto Wilo, Jr.	Briars del Eata Apartments Developer, LLC	NC	F	4,639,425.00	600,000.00	5,239,425.00	N	15	Y	Y	43.67%		Y	2	
2018-03485	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A Rieger	JAKC HTG 2 Developer, LLC	NC	E, Non-AUF	3,700,000.00	600,000.00	4,300,000.00	N	15	Y	Y	5.83%		Y	6	
2018-03785	Mary Bethune Highrise	Hillsborough	L	Jerome Ryans	WRDG Mary Bethune Developer, LLC	A/R	E, Non-AUF	750,000.00	600,000.00	1,350,000.00	N	15	Y	Y			Y	6	

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo, Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-04585	Anderson Terrace Apartments	Orange	L	Matthew A Regeur	HTG Anderson Terrace Developer, LLC	NC	F	6,500,000.00	600,000.00	7,400,000.00	N	15	Y	Y	39.87%		Y	10
2018-04985	Rosemary Cove	Miami-Dade	L	Aaron M. Garstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-0525	Pine Grove Apartments	Duval	L	Kristin M Miller	The Richman Group of Florida, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	N	15	Y	Y	35.05%		Y	26

* ELI Amount was reduced during scoring.
 **TDC was reduced during scoring which affected the Leveraging Percentage.

On December 8, 2017, 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 67-60.005, 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.

Maureen McCarthy Daughton, LLC

MMD LAW

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1725 Capital Circle NE, Suite 304
Tallahassee, Florida 32308

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Mdaughton@mmd-lawfirm.com
www.mmd-lawfirm.com

Via Hand Delivery and Email
December 13, 2017

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

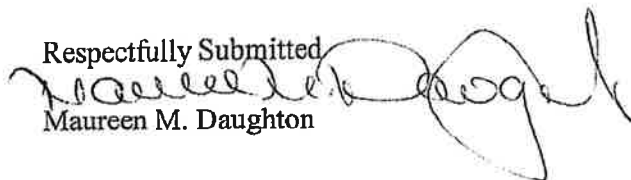
RECEIVED
17 DEC 13 AM 10:37
FLORIDA HOUSING FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2017-108 Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant, HTG Anderson Terrace, LLC, Application No. 2018-045BS, we hereby give notice of our intent to protest the Board Approved Preliminary Awards/Notice of Intended Decision and Scoring and Ranking of RFA 2017-108 posted by Florida Housing Finance Corporation on December 8, 2017 at 3:40 p.m., concerning 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 M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B -

RFA 2017-108 – Recommendations

SAIL Funding Balance Available 3,888,830.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Two Elderly Large County New Construction Applications																
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Medes	Cornerstone Group Partners, LLC	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	1	15	Y	1	Y	37
2018-03085	Brisas del Rio Apartments	Miami-Dade	L	Alberto Wille, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-ALF	4,346,770.00	600,000.00	4,946,770.00	3	15	Y	2	Y	1
Three Family Large County New Construction Applications																
2018-04885	Harbour Springs	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney SS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	1	Y	7
2018-03955	The Waves	Duval	L	Fred Meklanis	Jax Urban Initiatives Development, LLC; TVC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	2	Y	16
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	465,900.00	5,865,900.00	1	10	Y	4	Y	29
One Elderly Medium County New Construction Application																
2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Scott Zimmerman Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E, Non-ALF	6,000,000.00	425,800.00	6,425,800.00	1	15	Y	2	Y	27
Two Family Medium County New Construction Applications																
2018-04185	Farrish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	1	15	Y	2	Y	11
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,800,000.00	465,000.00	6,265,000.00	1	15	Y	3	Y	13

RFA 2017-108 – Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Small County Application(s)																
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	5	James L. Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	3,054,400.00	251,500.00	3,315,000.00	1	15	Y	5	Y	14
Medium County Application(s)																
2018-03585	Hibiscus Apartments	Lee	M	Scott Zimmerman	11111 North Real Estate Development, Inc.; BDG Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	1	15	Y	4	Y	17
2018-02985	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHIA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	1	15	Y	4	Y	23
2018-01985	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	395,500.00	2,895,500.00	1	15	Y	5	Y	22
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	2	15	Y	4	Y	33
Large County Application(s)																
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Sweeny	Lewis Sweeny, RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	4	15	Y	1	Y	31
2018-02585	Water's Edge Apartments	Miami-Dade	L	Nora S Masdes	Conestoga Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	5	15	Y	1	Y	35
2018-03385*	Citradelle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	6	15	Y	4	Y	3

*TDC was reduced during scoring which affected the Leveraging Percentage.

On December 8, 2017, 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.

FEA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number	
Eligible Applications																			
2018-02685	Liberty Square Phase Two	Miami-Dade	L	Alberto Villa, Jr.	Liberty Square Phase Two Developer, LLC	Residv	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	23.87%	1	Y	38	
2018-02725	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,250,000.00	466,200.00	2,754,200.00	Y	15	Y	Y	87.15%	4	Y	33	
2018-01985	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in Fla as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,895,300.00	Y	15	Y	Y	169.15%	5	Y	22	
2018-02115	Avery Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5	
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-AIF	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37	
2018-02445	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in Fla as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	Y	10	Y	Y	84.97%	4	Y	29	
2018-02585	Water's Edge Apartments	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	Y	15	Y	Y	28.03%	1	Y	36	
2018-02685	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James I. Kerr, Jr	AMICS Development, LLC; SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,315,000.00	Y	15	Y	Y	114.88%	5	Y	14	
2018-02725	Grove Manor Phase I	Polk	M	Darren Smith	Pantheon Development Group, LLC; LMPHA Development, LLC	NC	F	6,000,000.00	314,600.00	6,314,600.00	Y	15	Y	Y	71.50%	3	Y	8	
2018-02885	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	A/R	E, Non-AIF	4,778,735.00	600,000.00	5,378,735.00	Y	15	Y	Y	28.58%	1	Y	34	
2018-02985	Lofs on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SFA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	Y	15	Y	Y	83.70%	4	Y	23	
2018-03085	Brisas del Rio Apartments	Miami-Dade	L	Alberto Mito, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-AIF	4,346,770.00	600,000.00	4,946,770.00	Y	15	Y	Y	34.50%	2	Y	1	
2018-03285	Prudence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDC Providence Reserve Seniors Developer, LLC	NC	E, Non-AIF	5,000,000.00	429,800.00	6,429,800.00	Y	15	Y	Y	52.45%	2	Y	27	
2018-03385**	Candale Village	Miami-Dade	L	Samuel F. Diller	Little Hart Housing Association, Inc.; Stone Scup Development, Inc.	NC	F	3,600,000.00	800,000.00	4,200,000.00	Y	15	Y	Y	78.77%	4	Y	3	
2018-03585	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDC Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	Y	15	Y	Y	75.83%	4	Y	17	
2018-03685	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-AIF	3,400,000.00	245,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12	

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo, Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc. Jax Urban Initiatives Development, LLC; TVC Development, Inc.	A/R	F	4,600,000.00	433,200.00	5,033,200.00	Y	15	Y	Y	56.48%	5	Y	25
2018-04385	The Waves	Duval	L	Fred McKinnies	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	A/R	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	38.67%	2	Y	16
2018-04985	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development Services, Inc. Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	A/R	E, Non-AIF	3,200,000.00	600,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32
2018-04185	Parish Oaks	Manatee	M	John D Page	Southport Development Services, Inc. Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	Y	15	Y	Y	48.83%	2	Y	11
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development Services, Inc. Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-AIF	5,800,000.00	465,000.00	6,265,000.00	Y	15	Y	Y	58.73%	3	Y	13
2018-04385	The Villages Apartments, Phase II	Miami-Dade	L	Talimadge W Fair	New Urban Development, LLC; Cornerstone Group Partners, LLC	NC	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	59.30%	3	Y	18
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Swezy	Lewis Swezy RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	31
2018-04685*	Manatee Commons	Manatee	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc.	NC	E, Non-AIF	4,200,000.00	541,000.00	4,741,000.00	Y	15	Y	Y	95.71%	5	Y	15
2018-04785	Northside Transit Village II	Miami-Dade	L	Kenneth Naylor	APC Northside Property II Development, LLC	NC	E, Non-AIF	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.62%	2	Y	19
2018-04885	Harbour Springs	Miami-Dade	L	Lewis Swezy	Lewis Swezy RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	7
2018-05085	Osprey Pointe	Pasco	M	Matthew A Rieger	HTG Osprey Pointe Developer, LLC	NC	F	6,000,000.00	556,900.00	6,556,900.00	Y	15	Y	Y	57.88%	3	Y	24
2018-05185	Northside Transit Village III	Miami-Dade	L	Kenneth Naylor	APC Northside Property III Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.32%	2	Y	30

Ineligible Applications		County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo, Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-01585	WINDG T4	Hillsborough	L	Jerome Evans	WINDG T4 Developer, LLC	NC	F	6,197,332.00	600,000.00	6,797,332.00	N	15	Y	Y	34.50%		Y	20
2018-01885	OSSS at Renaissance Preserve	Lee	M	Egbert L. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	NC	AIF	6,000,000.00	546,700.00	6,546,700.00	N	15	Y	Y	41.28%		Y	35
2018-02085	Weldon Street MF	Broward	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,933,333.00	479,500.00	4,412,833.00	N	15	Y	Y	76.49%		Y	4
2018-02285	Cathedral	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	A/R	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	N	15	Y	Y	36.11%		Y	21
2018-03185	Brisas del Este Apartments	Miami-Dade	L	Alberto Mito, Jr.	Brisas del Este Apartments Developer, LLC	NC	F	4,639,425.00	600,000.00	5,239,425.00	N	15	Y	Y	34.50%		Y	9
2018-03485	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	A/MC HTS 2 Developer, LLC	NC	E, Non-AIF	3,700,000.00	600,000.00	4,300,000.00	N	15	Y	Y	43.67%		Y	2
2018-03785	Mary Bethune Hillside	Hillsborough	L	Jerome Evans	WINDG Mary Bethune Developer, LLC	A/R	E, Non-AIF	750,000.00	600,000.00	1,350,000.00	N	15	Y	Y	5.83%		Y	6

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Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-04585	Anderson Terrace Apartments	Orange	L	Matthew A. Blagar	HTG Anderson Terrace Developer, LLC	NC	F	5,800,000.00	600,000.00	7,400,000.00	N	15	Y	Y	39.87%		Y	10
2018-04985	Rosemary Cove Apartments	Miami-Dade	L	Aaron M. Garstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-0525	Pine Grove Apartments	Duval	L	Kristin M. Miller	The Richman Group of Florida, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	N	15	Y	Y	35.05%		Y	26

*ELI Amount was reduced during scoring.
 **TDC was reduced during scoring which affected the Leveraging Percentage.

On December 8, 2017, 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.