

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

MCG SENIOR APARTMENTS, LLC,

Petitioner,

vs.

**FHFC Case No. 2014-085BP
FHFC RFA No. **2014-111**
Petitioner's Application No. **2014-423S****

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

_____ /

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

Pursuant to Sections 120.569 and 120.57(1) and (3), Fla. Stat., and Rules 28-106.205 and 67-60.009, Fla. Admin. Code, and Rule Chapter 28-110, Fla. Admin. Code, Petitioner MCG SENIOR APARTMENTS, LLC (“MCG”), the Applicant in an application for funding in Florida Housing Finance Corporation Request for Applications (“RFA”) No. 2014-111, hereby protests the proposed scoring decisions of Respondent Florida Housing Finance Corporation in RFA 2014-111; and particularly the proposed scoring of Petitioner’s Application No. 2014-423S (Mount Carmel Gardens) and of Application No. 2014-414S (Landings at Port Richey). In support of this Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected is the Florida Housing Finance Corporation (the “Corporation”, “Florida Housing,” or “FHFC”), whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The solicitation number assigned to this process for the award of State Apartment Incentive Loan (SAIL) funding in conjunction with tax-exempt bonds and noncompetitive federal law income housing tax credits (“tax credits” or “HC”) is RFA

2014-111. By Notice of Intended Decision dated October 30, 2014, and posted on FHFC's website on that date, FHFC has given notice of its intent to award funding to several applicants, including Petitioner's Mount Carmel Gardens application.

2. Petitioner, MCG is a Florida limited liability company, whose business address is 2101 Highland Avenue South, Suite 110, Birmingham, AL 35205. For purposes of this proceeding, MCG's address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email cbryant@ohfc.com.

3. MCG submitted an application, assigned Application #2014-423S, in RFA 2014-111 seeking a State Apartment Incentive Loan (SAIL) of \$4,010,087 and an "ELI" (Extremely Low Income) loan amount of \$1,968,900 to assist in financing the acquisition, transformation, and preservation of a 207-unit residential rental development (with 32 units set aside for Extremely Low Income residents) in Duval County, to be known as Mount Carmel Gardens. FHFC has announced its intention to award funding to MCG.

Notice

4. On Thursday, October 30, 2014, at approximately 9:58 a.m., MCG and all other participants in RFA 2014-111 received notice that FHFC intended to select certain applicants for awards of SAIL funds (subject to satisfactory completion of the credit underwriting process, which is required of all applicants selected for funding). Such notice was provided by posting two spreadsheets, one entitled "2014-111 SAIL RFA - Review Committee Recommendations" (copy attached to this Petition as Exhibit A) and the second entitled "2014-111 SAIL RFA - All Applications" (copy attached to this Petition as Exhibit B) which divided the applicants into

“eligible” and “ineligible” lists. MCG timely filed a Notice of Protest on Tuesday, November 4, 2014, at 9:28 a.m., copy (without exhibits) attached to this Petition as Exhibit C. Petitioner’s Formal Written Protest and Petition for Formal Administrative Proceedings is being filed within 10 calendar days of that Notice of Protest.

Substantial Interest Affected

5. As will be explained more fully in this Petition, Mount Carmel Gardens has been preliminarily selected for funding to satisfy a goal to fund one Elderly Transformative Preservation (“ETP”) development. Another applicant with whom Mount Carmel Gardens is competing to satisfy that ETP funding goal was deemed ineligible. That other applicant, Landings at Port Richey (“Landings”), Application Number 2014-414S, has filed a notice of protest and formal written protest to challenge the ineligibility determination for its application. If Landings is successful in its challenge, it would replace Mount Carmel Gardens as the applicant selected for funding to satisfy the ETP goal, if the respective scores currently assigned to Landings and Mount Carmel Gardens remain unchanged. MCG, by filing this Protest, seeks to reserve the right to challenge the scoring of the applications such that Mount Carmel would receive funding based on scoring, even if Landings is deemed eligible for consideration for funding.

RFA 2014-111 Application Process

6. Mount Carmel and Landings both applied for funding to satisfy Florida Housing’s funding goal to fund one “Elderly Transformative Preservation”, or ETP, application. RFA 2014-111 described the ETP funding goal as “one (1) Development currently in the

Corporation's portfolio that is currently targeted to serve elderly residents, to provide design and service support to help elders stay in their homes as long as possible." RFA at page 2.

7. The RFA designated maximum total funding that would be available for applicants proposing to serve Elderly populations and to serve Family populations. There is not a separate maximum amount for ETP applicants, but the RFA clearly stated that only one ETP applicant would be funded. The ETP funding will come from the pool of funding designated for Elderly developments. The RFA specified that an ETP applicant who was not selected for funding in the ETP set-aside would not be eligible to compete for funding as a general Elderly development.

8. Unlike all other applicants in this RFA, the ETP applicants were to be scored based on six criteria up to a total maximum of 70 points. The eligible ETP applicant with the highest score will be selected for funding; and if the ETP applicants have equal total scores, then a series of preferences and tie breakers would determine which ETP applicant would be funded. If Mount Carmel and Landings achieve tie scores, Mount Carmel would be selected based on applicable tie breakers.

9. The criteria and the maximum points available to the ETP applicants were set out in the RFA at Part III, Sections 10 through 14 as follows:

10. Experience Developing Elderly Affordable Housing for Intended Resident Population (Max. 5 points)
- 11.a. Experience Operating and Managing Elderly Rental Housing with Supportive Services and Assistance with Urgent Issues (Max. 10 points)
- 11.b. 24 Hour Support to Assist Residents in Handling Urgent Issues (Max. 5 points)

12. Enhanced Resident Community-Based Services, Programs, and Benefits Coordination (Max. 15 points)
13. On-Site Health and Wellness Services (Max. 20 points)
14. Access to Community-Based Services as Resources (Max. 15 points)

A copy of pages 33 through 40 of the RFA, explaining how ETP applicants are to respond to each of these scoring categories, is attached to this Petition as Exhibit D.

9. To the best of Petitioner's knowledge, Florida Housing scored the ETP applicants by assigning one staff person to score both ETP applicants' responses to one or more of the six scoring criteria. To the best of Petitioner's knowledge, a total of three FHFC staff persons participated in the scoring of these criteria. The scores assigned to the two applications for criteria 10 through 14 were as follows:

10. Experience Developing Elderly Affordable Housing:
Landings - 5
Mount Carmel - 3
- 11.a. Experience Operating and Managing Elderly Rental Housing with Supportive Services
Landings - 9
Mount Carmel - 8
- 11.b. 24 Hour Support to Assist Residents in Handling Urgent Issues
Landings - 5
Mount Carmel - 4
12. Enhanced Resident Community-Based Services, Programs, and Benefits Coordination
Landings - 12
Mount Carmel - 13

13. On-Site Health and Wellness Services

Landings – 16
Mount Carmel – 14

14. Access to Community-Based Services as Resources

Landings – 10
Mount Carmel – 9

Total ETP Application Scores on Items 10-14 (70 points maximum)

Landings – 57
Mount Carmel – 51

10. Based on Petitioner's review of the Landings and Mount Carmel application, and the RFA requirements, Petitioner believes that some of the scores assigned to these two applications are not supported by the facts and do not reasonably follow the scoring criteria in the RFA. In some instances, both applicants' responses appeared to be substantially equal or equivalent in addressing the RFA requirements (such as for item 11.b.), but Landings was awarded more points than Petitioner. In some instances, Petitioner's response appears to be clearer and more specific in addressing the RFA requirement (such as for item 11.a.), but Landings was awarded more points than Petitioner. For item 12, MCG's response presented a superior response in terms of the education and work experience requirements of the Service Coordinator, and in specifically addressing the question regarding staff hours, but MCG received only one point more than Landings. In sum, MCG believes it was entitled to at least as many points as Landings, if not more.

11. During Florida Housing's review of all submitted applications, its staff made determinations regarding whether applicants included all required elements in their applications and were thus eligible to be considered for funding. Florida Housing's staff found Mount Carmel

to have satisfied all threshold requirements to be eligible for funding, but found Landings to not be eligible based on two separate grounds. Staff's determinations of eligibility for Mount Carmel and ineligibility for Landings were adopted by the Board at its October 30, 2014, meeting, when it approved the list of eligible and ineligible applications (Exhibit B to this Petition). Florida Housing's Board also approved staff's funding recommendations (Exhibit A to this Petition), including the funding of Mount Carmel as the ETP applicant.

12. The RFA set out a funding selection process that included an order in which eligible applicants would be selected for funding, based on Demographic and Geographic categories. The RFA specified that the first applicant to be selected for funding will be the highest ranking eligible application that is eligible for the Elderly Transformative Preservation goal. The RFA also contains detailed provisions discussing "Funding Tests" based on both Demographic category (Elderly or Family) and Geographic category (Large, Medium, or Small County), that may determine which eligible competing applicants will be selected for funding. However, because the successful ETP applicant is the first to be funded, its selection is not affected by application of the Demographic or Geographic funding tests.

Disputed Issues of Material Fact

13. Petitioner supports Florida Housing's determination that Landings at Port Richey is ineligible for funding for the reasons found by Florida Housing. Petitioner reserves the right to present evidence and argument supporting that conclusion, including evidence and argument that may differ from the bases currently relied upon by Florida Housing for finding Landings ineligible.

14. In addition, Petitioner has initially identified the following disputed issues of material fact, which it reserves the right to supplement as additional facts become known to it:

- (a) Whether the scores assigned to the Mount Carmel and Landings applications are contrary to the RFA specifications. Petitioner contends that they are.
- (b) Whether the scores assigned to the Mount Carmel and Landings applications are contrary to competition, arbitrary, or capricious. Petitioner contends that they are.
- (c) Whether the Mount Carmel application is entitled to a score that equals or exceeds the score assigned to the Landings application. Petitioner contends that it is.
- (d) Whether the Mount Carmel application is entitled to be selected for funding to satisfy the ETP funding goal in this RFA process. Petitioner contends that it is.

Concise Statement of Ultimate Facts, Relief Sought, and Entitlement to Relief

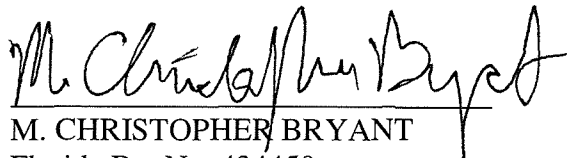
15. As its concise statement of ultimate fact, Petitioner asserts that the Mount Carmel application is the only ETP applicant eligible for funding and that it is thus entitled to be selected for funding to satisfy the ETP goal; and that even if the other ETP application (Landings at Port Richey) is deemed eligible to be considered for funding, the Mount Carmel application should have been awarded a score that is equal to or greater than the Landings application, and thus should be the selected ETP applicant. Petitioner seeks entry of recommended and final orders determining it to be the selected ETP applicant for funding. Petitioner is entitled to this relief by the terms and conditions of the Florida Housing's RFA 2014-111; by FHFC Rule

Chapters 67-48 and 67-60, Fla. Admin. Code; and by Chapters 120 and 420, Florida Statutes, including but not limited to Sections 120.569, 120.57(1) and 120.57(3), Florida Statutes.

Request for Settlement Meeting

16. Pursuant to Section 120.57(3)(d), Fla. Stat., Petitioner requests an opportunity to meet with Florida Housing to resolve this matter by mutual agreement within seven business days after filing this formal written protest. Petitioner reserves the right to agree to extend the time for such a settlement meeting.

FILED AND SERVED this 14th day of November, 2014.



M. CHRISTOPHER BRYANT

Florida Bar No. 434450

OERTEL, FERNANDEZ, BRYANT

& ATKINSON, P.A.

P.O. Box 1110

Tallahassee, Florida 32302-1110

Telephone: 850-521-0700

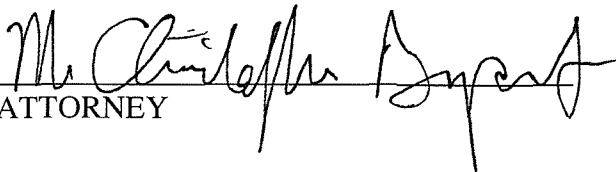
Telecopier: 850-521-0720

ATTORNEYS FOR MCG SENIOR APARTMENTS,
LLC

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Proceedings has been filed by e-mail and hand delivery with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and a copy via e-mail and Hand Delivery to the following this 14th day of November, 2014:

Wellington Meffert, General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Wellington.Meffert@floridahousing.org


ATTORNEY

2014-111 SAIL RFA – Review Committee Recommendations

SAIL Funding Balance	583,473.00	Small County Funding Balance	-
Family Demographic Funding Balance	453,760.00	Medium County Funding Balance	-
Elderly Demographic Funding Balance	129,713.00	Large County Funding Balance	583,473.00
Total ELI Funding	7,327,300.00		

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Letter Number	County Award Tally Applies?
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Elderly Transformative Preservation Goal

2014-4235	Mount Carmel Gardens	Duval	L	Steven C.. Hydlinger	BREC Development, LLC	A/ETP	ETP	207	\$4,010,087.00	\$1,968,900.00	Y	Y	Y	1	51.0	Y	\$19,372.40	\$0.00	Y	20	Y
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Elderly Large County New Construction Goal

2014-4185	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC; South Miami Heights Community Development Corporation	NC	E	82	\$5,000,000.00	\$362,400.00	Y	Y	Y	0	23.0	NA	\$60,975.61	\$5,000,000.00	Y	12	N
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Small County Application(s) Recommended

none

Medium County Application(s) Recommended

2014-4215	Oasis at Renaissance Preserve	Lee	M	Dorethia L. Garland	Integral Development LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	Redev.	E	100	\$2,489,000.00	\$207,500.00	Y	Y	Y	1	23.0	Y	\$24,890.00	\$0.00	Y	17	Y
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HCHA Omaha Developer, LLC; HTG Omaha Developer, LLC	NC	E	92	\$2,750,000.00	\$219,700.00	Y	Y	Y	1	23.0	Y	\$29,891.30	\$0.00	Y	14	Y
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	21	Y
2014-4125	Spring Manor	Marion	M	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	160	\$4,398,240.00	\$233,600.00	Y	Y	Y	1	23.0	Y	\$27,489.00	\$0.00	Y	2	Y
2014-4115	Orangewood Village Apartments	St. Lucie	M	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$1,739,000.00	\$143,400.00	Y	Y	Y	1	23.0	Y	\$28,983.33	\$0.00	Y	30	Y
2014-4105	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	A/R	F	144	\$5,000,000.00	\$385,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	28	Y
2014-4195	Brookside Village	Lee	M	Brianne E. Hefner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	50	\$1,989,000.00	\$145,300.00	Y	Y	Y	2	23.0	Y	\$39,780.00	\$0.00	Y	13	Y

2014-111 SAIL RFA – Review Committee Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number	County Award Tally Applies?
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2 Miami-Dade New Construction Applications Recommended
Elderly met above

2014-422S	The Villages Apartments, Phase I	Miami-Dade	L	Elon J. Metoyer	New Urban Development, LLC; CSG Development Services II, LLC	NC	F	150	\$5,000,000.00	\$636,500.00	Y	Y	Y	0	23.0	NA	\$33,333.33	\$5,427,258.76	Y	18	N
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Large County Application(s) Recommended

2014-425S	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23	N
2014-436S	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	6	Y
2014-417S	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$30,985.92	\$0.00	Y	10	Y
2014-429S	Royal Palm Place	Palm Beach	L	Francisco A. Rojo	Landmark Development Corp.; Baobab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	1	23.0	Y	\$38,000.00	\$0.00	Y	19	Y
2014-426S	Cathedral Terrace	Duval	L	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$3,200,000.00	\$734,400.00	Y	Y	Y	2	23.0	Y	\$13,333.33	\$0.00	Y	25	Y
2014-409S	Garden Trail	Pinellas	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	2	23.0	Y	\$53,947.37	\$0.00	Y	27	Y

On October 30, 2014, 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.

2014-111 SAIL RFA – All Applications

SAIL Funding Balance	64,408,800.00
Family Demographic Funding Balance	46,830,000.00
Elderly Demographic Funding Balance	17,578,800.00
Total ELI Funding	-

Small County Funding Balance	6,440,880.00
Medium County Funding Balance	23,831,256.00
Large County Funding Balance	34,136,664.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2014-409S	Garden Trail	Pinellas	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	0	23.0	Y	\$53,947.37	\$0.00	Y	27
2014-410S	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	A/R	F	144	\$5,000,000.00	\$385,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	28
2014-411S	Orangewood Village Apartments	St. Lucie	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$1,739,000.00	\$143,400.00	Y	Y	Y	0	23.0	Y	\$28,983.33	\$0.00	Y	30
2014-412S	Spring Manor	Marion	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	160	\$4,398,240.00	\$233,600.00	Y	Y	Y	0	23.0	Y	\$27,489.00	\$0.00	Y	2
2014-415S	Superior Manor Apartments	Miami-Dade	L	Elon J. Metoyer	New Urban Development, LLC; Brookstone Partners, LLC	NC	E	139	\$5,000,000.00	\$462,000.00	Y	Y	Y	0	23.0	NA	\$35,971.22	\$4,170,000.00	Y	7
2014-416S	Lake Worth Commons	Palm Beach	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	120	\$4,666,680.00	\$453,000.00	Y	Y	Y	0	23.0	Y	\$38,889.00	\$0.00	Y	8
2014-417S	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$30,985.92	\$0.00	Y	10
2014-418S	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC; South Miami Heights Community Development Corporation	NC	E	82	\$5,000,000.00	\$362,400.00	Y	Y	Y	0	23.0	NA	\$60,975.61	\$5,000,000.00	Y	12
2014-419S	Brookside Village	Lee	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	50	\$1,989,000.00	\$145,300.00	Y	Y	Y	0	23.0	Y	\$39,780.00	\$0.00	Y	13

2014-111 SAIL RFA – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	EU Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
2014-4205	Stevens Duval	Duval	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	52	\$1,800,000.00	\$183,600.00	Y	Y	Y	0	23.0	Y	\$34,615.38	\$0.00	Y	15
2014-4215	Oasis at Renaissance Preserve	Lee	M	Dorethia L. Garland	Integral Development LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	Redev.	E	100	\$2,489,000.00	\$207,500.00	Y	Y	Y	0	23.0	Y	\$24,890.00	\$0.00	Y	17
2014-4225	The Villages Apartments, Phase I	Miami-Dade	L	Elon J. Metoyer	New Urban Development, LLC; CSG Development Services II, LLC	NC	F	150	\$5,000,000.00	\$636,500.00	Y	Y	Y	0	23.0	NA	\$33,333.33	\$5,427,258.76	Y	18
2014-4235	Mount Carmel Gardens	Duval	L	Steven C. Hyding	BREC Development, LLC	A/ETP	ETP	207	\$4,010,087.00	\$1,968,900.00	Y	Y	Y	0	51.0	Y	\$19,372.40	\$0.00	Y	20
2014-4245	Laurel Hills	Orange	L	Thomas F. Flynn	Flynn Development Corporation	A/R	E	102	\$2,000,000.00	\$253,000.00	Y	Y	Y	0	23.0	Y	\$19,607.84	\$0.00	Y	22
2014-4255	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23
2014-4265	Cathedral Terrace	Duval	L	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$3,200,000.00	\$734,400.00	Y	Y	Y	0	23.0	Y	\$13,333.33	\$0.00	Y	25
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HCHA Omaha Developer, LLC; HTG Omaha Developer, LLC	NC	E	92	\$2,750,000.00	\$219,700.00	Y	Y	Y	0	23.0	Y	\$29,891.30	\$0.00	Y	14
2014-4295	Royal Palm Place	Palm Beach	L	Francisco A. Rojo	Landmark Development Corp.; Baobab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	0	23.0	Y	\$38,000.00	\$0.00	Y	19
2014-4325*	Prospect Towers	Pinellas	L	Megan S. Carr	Prospect Towers of Clearwater, Inc.; Sunshine Development Group, LLC	A/R	E	205	\$4,225,358.80	\$452,100.00	Y	Y	Y	0	23.0	N	\$20,611.51	\$0.00	Y	4
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	21
2014-4365	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	6
2014-4375**	Orchid Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp.	NC	F	74	\$4,250,000.00	\$296,400.00	Y	Y	Y	0	23.0	NA	\$57,432.43	\$0.00	Y	11
2014-4385**	La Joya Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp.	NC	F	100	\$5,000,000.00	\$385,000.00	Y	Y	Y	0	23.0	NA	\$50,000.00	\$0.00	Y	16

2014-111 SAIL RFA – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demc. Commitment	Total Set Aside Units	SAIL Request	EU Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

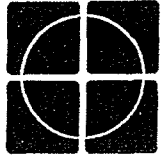
2014-4135	Keys Crossing	Miami-Dade	L	Francisco A. Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	104	\$5,000,000.00	\$483,400.00	N	Y	Y	0	16.5	NA	\$48,076.92	\$0.00	Y	3
2014-4145	Landings Port Richey Senior Housing	Pasco	M	Joe Hall	National Church Residences Corporation	A/ETP	ETP	187	\$7,000,000.00	\$1,431,800.00	N	Y	Y	0	57.0	Y	\$37,433.16	\$0.00	Y	5
2014-4275	Hacienda de Ybor	Hillsborough	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	99	\$3,102,836.00	\$205,500.00	N	Y	Y	0	23.0	Y	\$31,341.78	\$0.00	Y	9
2014-4305	Crane Creek Apartments	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	162	\$4,040,280.00	\$490,500.00	N	Y	Y	0	23.0	Y	\$24,940.00	\$0.00	Y	24
2014-4315	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	141	\$3,875,000.00	\$436,000.00	N	Y	Y	0	23.0	Y	\$27,482.27	\$0.00	Y	29
2014-4345	Martin Fine Villas	Miami-Dade	L	Alberto Mllo, Jr.	Martin Fine Villas Developer, LLC	Redev.	E	100	\$5,000,000.00	\$330,000.00	N	Y	Y	0	23.0	NA	\$50,000.00	\$6,125,500.00	Y	26
2014-4355	Courtside Family Apartments	Miami-Dade	L	Matthew Rieger	AMC HTG 1 Developer, LLC	NC	F	84	\$3,000,000.00	\$385,000.00	N	Y	Y	0	23.0	NA	\$35,714.29	\$7,500,000.00	Y	1

*SAIL Request Amount was adjusted during scoring. This also affected the SAIL Request Per Set-Aside Unit tie-breaker calculation

**EU Request Amount was adjusted during scoring

On October 30, 2014, 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.



**OERTEL,
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November 4, 2014

Via Hand Delivery and Email

Ms. Ashley Black
Agency Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

RECEIVED
 14 OCT 35 AM 9:28
 FLORIDA HOUSING
 FINANCE CORPORATION

Re: RFA 2014-111, Board Approval of Review Committee Recommendations
Notice of Protest on behalf of Mount Carmel Gardens, 2014-423S

Dear Ms. Black:

I represent MCG Senior Apartments, LLC, (“MCG”) and BREC Development, LLC, (“BREC”), the Applicant and Developer (respectively) for the Mount Carmel Gardens Application No. 2014-423S in Florida Housing Finance Corporation’s RFA 2014-111. Mount Carmel Gardens is an intended recipient of funding, according to the Notice of Intended Decision posted on Florida Housing’s website at 9:58 a.m. on Thursday, October 30, 2014. The Notice of Intended Decision consisted of two documents: one designated on the webpage as “Applications Selected for Funding” (and labelled “Review Committee Recommendations”), copy attached hereto as Exhibit A; and one designated on the webpage as “Received Applications” (and labelled “2014-111 SAIL RFA – All Applications”), copy attached hereto as Exhibit B, which included total points, preferences, and eligibility determinations for all applications.

In order to preserve their right to contest the scoring of the Mount Carmel Gardens application, and possibly the scoring and eligibility determinations as to any other applications in RFA 2014-111, and to raise all potential issues in defense of the proposed award to Mount Carmel Gardens, MCG and BREC hereby give notice of their intent to protest the decisions contained on Exhibits A and B.

Sincerely,

M. Christopher Bryant
Attorney for MCG Senior Apartments, LLC, and
BREC Development, LLC

MCB/am
Enclosure

F:\MCB\3880-1 BREC Development, LLC\FHFC Agency Clerk ltr 11-4-14.docx

Exhibit C

County Contribution List

County in Which the Development Is to be Located	Value of Contribution Required to Achieve Maximum Points	County in Which the Development Is to be Located	Value of Contribution Required to Achieve Maximum Points
Broward Miami-Dade	\$100,000	Columbia Flagler Highlands Monroe Nassau Putnam Sumter	\$10,000
Duval Hillsborough Orange Palm Beach Pinellas	\$75,000		
Brevard Lee Pasco Polk Sarasota Seminole Volusia	\$50,000	Bradford De Soto Gadsden Hardee Hendry Jackson Levy Okeechobee Suwannee Walton	\$5,000
Alachua Collier Escambia Lake Leon Manatee Marion	\$37,500	Baker Calhoun Dixie Franklin Gilchrist Glades Gulf Hamilton	\$2,500
Bay Charlotte Citrus Clay Hernando Indian River Martin Okaloosa Osceola St. Johns St. Lucie Santa Rosa	\$20,000	Holmes Jefferson Lafayette Liberty Madison Taylor Union Wakulla Washington	

Part III – Information for Applications with the Elderly Transformative Preservation Demographic Commitment

10. Experience Developing Elderly Affordable Housing for the Intended Resident Population (Maximum 5 Points):

In addition to the general experience required at Section Four A.3.a. above, the Developer must have direct experience in developing Elderly housing and ideally have experience developing affordable rental housing serving Frail Elderly Persons. The Developer is expected to have in place a team comprised of individuals experienced in developing Elderly housing with all or some of the design and services supports specified in the RFA.

The Applicant must describe the experience of the Developer or Principal(s) of the Developer in developing affordable housing targeted to elderly residents, and any additional experience with Elderly housing that serves as a platform for supportive services to assist residents to age in place. If the experience of a Principal for a Developer entity listed in this Application was acquired from

a previous affordable housing Developer entity, the Principal must have also been a Principal of that previous Developer entity as the term Principal was defined by the Corporation at that time.

For each housing development listed, include the name, location, number of units, date constructed, current status and affiliation, how it is similar to the Development proposed, and the role played in its development by the party(ies) claiming experience with the development. Providing only a list of developments and/or units that the Developer, co-Developer, and/or Principal has developed as part of this description will not be a sufficient description of experience. The description should include the period over which each Developer's, co-Developer's and/or Principal's commitment to the proposed Development has been or will be maintained.

The Applicant's description(s) is limited to the text box at question 10 of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages).

11. Experience Operating and Managing Elderly Rental Housing with Supportive Services and Assistance with Urgent Issues (Maximum 15 Points):

a. Experience Operating and Managing Elderly Rental Housing with Supportive Services (Maximum 10 points)

Applicants must have at least three (3) years' experience operating and managing Elderly rental housing with supportive services similar or the same as Permanent Supportive Housing and must be involved in managing the proposed Development. However, the Applicant may also obtain a portion of management services from entities that have the appropriate experience for the Development. Describe the Applicant's experience and length of time in operating and managing Permanent Supportive Housing, including operations and management functions specific to the intended residents who will be served by the proposed Development. This includes understanding the variety of residents' housing and supportive services needs to maintain stability in the community.

If the Applicant expects to use a Management Company for a portion of operations and management at the property, provide the name of the experienced entity that will act as the Management Company and describe the Management Company's specific experience and length of time operating and managing Elderly rental housing, including functions specific to the residents who will be served by the proposed Development. Providing only a list of Elderly rental housing Developments and/or units that the Applicant or Management Company has managed or manages will not be a sufficient description of experience. Note: if the Management Company used in this section is not the same entity as the Management Company identified at question 3.b. of Exhibit A, the Management Company information provided in this section will not be considered when determining the points to be awarded for question 11.a. of Exhibit A.

Applicant responses to this item will be evaluated based on the following criteria: (1) strength of information provided about the experience of the Applicant and, if appropriate, the Management Company in handling the following aspects of management/operations: tenant screening, selection and move-in; leasing, lease enforcement and rent collections; reasonable accommodations for persons with disabilities; safety and security; maintenance of the physical plant; coordination between property management and services coordination staff, as well as the coordination between on-site services and off-site supportive services, case management and benefits (including the role of Applicant and, if appropriate, Management Company); management of common space used by community-based service providers;

compliance issues; and long-term asset management issues; (2) if the property will be managed in part by an entity other than the Applicant, a description of the distinct roles of the Applicant and Management Company in setting policies and procedures and implementation of the items listed in (1) and how collaboration will occur between the two; and (3) a description of how the Applicant expects to set and oversee achievement of targeted outcomes for residents and the property.

During the credit underwriting process, the Applicant shall develop and implement a plan for tenant outreach, marketing, and selection, as outlined in Item 3.c. of Exhibit D.

The Applicant's description(s) is limited to the text box at question 11.a. of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages). The Applicant may provide, as **Attachment 8** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s) included in Exhibit A.

b. 24 Hour Support to Assist Residents In Handling Urgent Issues (Maximum 5 points)

An important aging in place feature of the Elderly Transformative Preservation model is the residents' access to management support 24 hours per day, 7 days a week to assist them to appropriately and efficiently handle urgent issues or incidents that may arise. These issues may include, but are not limited to, an apartment maintenance emergency, security or safety concern, or a health risk incident in their apartment or on the property. The management's assistance will include a 24/7 approach to receiving residents' requests for assistance that will include a formal written process to effectively assess and provide assistance for each request. This assistance may include staff:

- Visiting or coordinating a visit to a resident's apartment to address a urgent maintenance issue;
- Responding to a resident being locked out of their apartment;
- Contacting on-site security or the police to address a concern;
- Providing contact information to the resident and directing or making calls on a resident's behalf to appropriate community-based emergency services or related resources to address an urgent health risk incident;
- Calling the resident's informal emergency contact; or
- Addressing a resident's urgent concern about another resident.

The 24 hour support approach may include contracted services or technology to assist the management to meet this commitment if these methods adequately address the intent of this service.

The Development's owner and/or designated property management entity shall develop and implement policies and procedures for staff to immediately receive and handle a resident call and how staff shall assess and handle the call based on a resident's request and/or need. At a minimum, residents shall be informed, at move-in and via a written notice(s)/instructions provided to each resident and displayed in the Development's common or public areas, that staff are available to receive resident calls at all times. These notices shall also provide contact information and direction to first contact the community-based emergency services if they have health or safety risk concerns.

Describe in detail the approach to meet the intent of this commitment to receive and handle a variety of resident assistance requests; staffing to handle and assess these request at all times;

any changes in the procedures and staffing based on the time of the day or day of the week (such as after work hours or on weekends); and any technology or contracted services that will be incorporated to meet the intent of this commitment.

During the credit underwriting process, the Applicant will be required to submit written policies and procedures for review and approval by the Corporation, as outlined in Item 3.e. of Exhibit D.

The Applicant's description(s) is limited to the text box at question 11.b. of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages). The Applicant may provide, as **Attachment 9** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s) included in Exhibit A.

12. Enhanced Resident Community-Based Services, Program and Benefits Coordination (Maximum 15 Points):

The coordination of on-site and community-based services and programs, as well as benefits, will be the responsibility of the Applicant, but may be in conjunction with public and/or private partnerships as approved by the Corporation in credit underwriting. All proposed Developments will be required to assist interested residents with the coordination of their on-site and community-based short- and long-term services and programs, including health care, as well as accessing federal, state and local benefits for which they may be eligible. The purpose is to assist each resident to become aware of, access and/or maintain adequate and appropriate services and resources. It is not the intent for this resident service to take the place of services coordination already provided for a resident by a community-based services provider as part of their individual resident services plan. The focus shall be to assist residents not receiving services and program coordination by another community-based services provider, as well as to assist those residents who need additional assistance with coordination of services and programs.

Services coordination will include assessing residents' health and social needs, identifying services and resources to meet those needs, and facilitating access to and receipt of needed services. This can help ensure residents do not forgo resources that may improve their quality of life, maintain their safety in their home, support the maintenance of their health and prevent the unnecessary use of costly health resources.

Through the core "Enhanced Service and Support Coordination Model" required in this RFA, further described in the next section (*On-site Health and Wellness Services*), the Resident Services Coordinator must be part of a team to ensure that the entire resident population is served, providing coordination to address social and wellness (e.g., nutrition, transportation and personal care) and clinical health care needs (e.g., education, blood pressure monitoring, nutrition). In addition to traditional information and referral functions, the service coordinator will also manage more proactive tasks, such as coordinating and conducting needs assessments; developing and monitoring individual resident services plans, including relocation/transition to and from hospitals and nursing/long term care facilities; encouraging resident engagement in programs and activities; motivating resident engagement in their own health and supports management; collaborating with both on-site and community-based health care services to address resident issues; and networking with community partners.

During the credit underwriting process, the Applicant shall be required to submit a Resident Services Coordination Plan, along with a description of the experience of the service provider, for

the Corporation's approval. The service provider shall be required to meet the requirements outlined in Item 3.d. of Exhibit D.

On-site and community-based services and program coordination shall be offered and made available to the residents initially and regularly and shall be voluntary to residents. Resident participation shall not be a requirement for new or continued residency. Property management and resident community-based services coordination shall not be the responsibility of the same staff persons; the functions must be entirely separate.

Provide a description of the Applicant's plan to provide services to assist each of the Development's residents in accessing and coordinating supportive services and other on-site and community-based resources to help meet their short and long-term needs and enable them to live stable lives in the Development. Applicant responses to these items will be evaluated based on the following criteria: (a) a description of the Applicant's process to initially and regularly determine each resident's need for and interest in receiving this service from the Applicant; (b) a description of the various services and benefits coordination functions necessary to adequately and appropriately meet the intent of this service; (c) a description of the capacity and experience of the Applicant or provider organization in carrying out the responsibilities and functions to adequately and appropriately meet the intent of this service; (d) a description of the staffing position(s) minimum experience required to carry out each position's duties to sufficiently meet the intent of this service; (e) a description of how this service will be conducted separately from property management functions and a plan for how many staff hours per week will be required to carry out these functions; and (f) a description of how the Applicant's approach to this service will lead to improvement of tenants' health and wellness, safety, stability and quality of life.

The Applicant's description(s) is limited to the text box at question 12 of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages). The Applicant may provide, as **Attachment 10** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s) included in Exhibit A.

13. On-Site Health and Wellness Services (Maximum 20 Points):

The provision of access to on-site health and wellness services is a core component of this RFA. This integrated approach to address resident needs for housing, health and long term services focuses on the inclusion of innovative person-centered, holistic and cost-effective interventions to coordinate care. The approach should include a strong health promotion and disease prevention focus, with an emphasis on health education, physical and cognitive fitness and self-care management. All resident participation in services described in this section is voluntary.

Applicants will be scored based on their commitment and capacity to work with partners to provide a range of services on-site to the entire resident population, focusing on the following elements:

- Strong resident services coordination that helps residents identify and address their health and supportive service needs;
- On-site support with home and personal care needs; and
- Engagement with health care entities to help coordinate and manage health care needs.

At a minimum, Applicants must commit to contract with partners to implement the strategy in a. below, and may choose to add the strategy described in b. below to provide more robust health and wellness care services. The Corporation will score an Applicant's comprehensive response to this section based on the criteria outlined below.

- a. To receive financing under the Elderly Transformative Preservation goal, Applicants are required to employ a core “Enhanced Service and Support Coordination Model.” To be eligible to receive points in this part of the Application, Applicants must describe how this model will be implemented at the proposed Development. This model pairs the functions described in the *Enhanced Resident Community-Based Services, Program and Benefits Coordination* section with on-site nursing staff to address the specific wellness and clinical needs of residents. Together these functions will operate as an interdisciplinary team to jointly meet residents’ collective needs. The team will address social resource and support needs, provide health education and health monitoring and act as a liaison with on-site or community-based primary care and other providers. The team will more intensively follow higher-risk residents who may require more frequent monitoring and ongoing engagement to help ensure needs are addressed.

The on-site nurse will conduct wellness activities, including health, mental health and functional assessments and health education; monitoring of vital signs, as needed; liaise with health care providers; and assist with medication management and monitoring of transitions home following hospital visits. The nurse must be trained on social supports available and on how to work with persons with behavioral health issues.

- b. An Applicant may receive additional points by incorporating an on-site home care services strategy into the Development’s on-site health and wellness services. In addition to the on-site nursing presence outlined in a. above, to implement this strategy, the Applicant must implement one or more formal partnerships to place home and personal care aides on-site, allowing them to care for multiple residents living at the housing property at the same time. Services must be provided by home or personal care aides through the formal partnership with one or more outside entities. Funding for the services may come from a variety of sources, such as Medicaid, endowments, private pay sliding scales, etc.

To provide these comprehensive services, Applicants should develop linkages between primary, home health and/or behavioral health providers through one or more intentional partnerships with such entities to bring health care services to the property. “Managed care organizations” are administrators of Medicaid funded services in Florida, and will be critical partners for this strategy. Additional health care entities may include local hospital systems, doctors’ groups practicing in the local area, home health care agencies, a local federally qualified health center or other approach. Applicants are expected to have a formal agreement with the health provider to provide space at the property for health care visits/clinics and/or office space and to share information and work together to assist and support residents. Such agreements must be demonstrated during the credit underwriting process.

These services are expected to be carried out by partner health care providers and may not be managed by the Applicant. However, the Applicant should describe how the health care services outlined in this section will be coordinated with property management functions to provide seamless support and operations at the property.

Provide a description of the Applicant’s approach to provide access to on-site health and wellness services. Applicant responses to these items will be evaluated based on the following criteria: (1) a description of the Applicant’s approach to employ a core “Enhanced Service and Support Coordination Model” at the property, described in a. above, including how nursing staff will address the specific wellness needs of residents and pair with staff providing the enhanced services, program and benefits coordination function to serve all residents; (2) if the Applicant chooses, a description of how an on-site home care services strategy will be blended with the core model described in b. above; (3) a description of how the Applicant will set up formal linkages

through one or more intentional partnerships with primary, home health and/or behavioral health providers to bring health care services to the property; (4) a description of the capacity and experience of the provider organization(s) in carrying out the responsibilities and functions to appropriately meet the intent of proposed services; a description of the roles of each, and a plan for how many staff hours per week will be required to carry out these functions; (5) evidence of any formal partnerships that have been entered into for this purpose by the time of Application; and (6) a description of the on-site common space that will be needed and provided for the activities in this section as well as other on-site programs and activities for residents.

The Applicant's description(s) is limited to the text box at question 13 of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages). The Applicant may provide, as **Attachment 11** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s) included in Exhibit A.

14. Access to Community-Based Services and Resources (Maximum 15 Points):

The ability of Elderly persons to effectively and efficiently access services and resources in their community is vital to assist these households in obtaining and maintaining a level of choice, independence and inclusion in the community desired by each resident. The intent of the Elderly Transformative Preservation Demographic Commitment is to facilitate the availability of certain healthcare and supportive services on-site, but access to other services and resources off-site will be vital for residents to successfully age in place. These include general services and resources like stores and shopping centers for groceries, clothing, medicine, and other household and personal items. They may also include, but are not limited to, public and private resources such as parks, libraries, senior centers, higher education and training facilities, as well as restaurants and entertainment venues. Others are more specific to meeting the healthcare, wellness and supportive services needs of the intended residents. These include, but are not limited to, healthcare facilities, medical and dental offices, and ancillary health centers. Access to other services such as counseling centers, congregate meal sites, as well as assistance with management of finances, taxes and benefits are especially important to address the acute and long term needs of elderly persons who may choose to seek these services somewhere other than those provided on-site.

To be eligible to be considered for points for this section, Applicants should provide a detailed description of the intended residents' access to services in their community that meet residents' needs. The description should include how the Development will assist them to effectively and efficiently access each described service and resource. Applicant responses to these items will be evaluated based on the variety of services and resources available to meet the needs of the intended residents; geographic proximity of the services to the Development; and any other Development resources or practices that facilitate access to the community-based services and resources.

Effective and efficient transportation is also an important feature that assists Elderly persons, particularly Frail Elderly Persons, to age in place and successfully access services, resources and activities in their community. To be effective and efficient, transportation options must be available to provide door-to-door service between the Development and the above described community services and resources. The available transportation services should not only be available on a regularly scheduled and frequent basis, but should also be flexible and be able to be customized to residents' needs. Applicants will be scored on their description of public and/or private transportation services that charge no or minimal fees to the resident. This could include transportation services managed by the Development. The description should include each type

of transportation available for door-to-door service; and for each type of transportation provide information about the transportation provider, schedule and frequency of service, distance and location restrictions, resident fares, available escort services, and accessibility features for mobility impaired persons. The Applicant should also describe any commitments or formal partnerships that the Applicant has with a transportation provider to provide the above services for the Development's residents. As outlined in Item 3.f. of Exhibit D of the RFA, a copy of these commitments/formal partnerships must be provided during the credit underwriting process.

The Applicant's description(s) is limited to the text box at question 14 of Exhibit A which is limited to 16,000 characters (the equivalent of approximately 4 typed pages). The Applicant may provide, as **Attachment 12** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s) included in Exhibit A.

Part IV – Additional Information for ALL Applications

15. Funding:

a. Corporation Funding Amount(s):

(1) SAIL Loan:

The Applicant must state the amount of SAIL funding it is requesting. During the scoring process, if the Applicant states a SAIL Request Amount that is greater than the amount the Applicant is eligible to request, the Corporation will reduce the amount down to the maximum amount the Applicant is eligible to request and such adjusted amount will be deemed to be the Applicant's Eligible SAIL Request Amount. The Applicant's Eligible SAIL Request Amount is subject to a per unit limit, a per Development limit, and a percentage of Total Development Cost limitation, as provided below.

The Applicant's Eligible SAIL Request Amount is limited to the following:

(a) Applications that selected the Family or Elderly (ALF or Non-ALF) Demographic Commitment at question 1.a. or b. of Exhibit A:

The lesser of \$70,000 per unit or \$5 million per Development, subject to the following limitation:

The combined total of (i) the Applicant's SAIL Request Amount (as indicated at question 15.a.(1) of Exhibit A subject to the per unit and per Development limitations provided herein) and (ii) the ELI Loan amount (as indicated at question 15.a.(2) of Exhibit A subject to the limitations provided herein) cannot exceed 35 percent of the Total Development Cost. Any necessary adjustments needed to bring the total of these loans within the 35 percent maximum will be made during the scoring process, as well as during the credit underwriting process. Adjustments will be made first to the SAIL Request Amount to meet both the per unit and per Development limitations above, secondly to the ELI Loan amount to fall within the maximum qualifying amount as provided in 15.a.(2) below, and then lastly to the SAIL Request Amount, as adjusted if necessary, to meet the 35 percent limitation test. The result of all of the above-described adjustments is the Applicant's Eligible SAIL Request Amount.

Applicants with a proposed Development located in Miami-Dade County must have an Eligible SAIL Request Amount of at least \$3 million. Should any of the