

STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

FOUR6 SKYWAY, LLC and  
DDA DEVELOPMENT, LLC,

Petitioners,

FHFC Case No: 2018-015BP  
APPLICATION NO: 2018-290C

vs.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

\_\_\_\_\_ /

**PETITION FOR ADMINISTRATIVE HEARING**

Pursuant to sections 120.569, 120.57(3), Florida Statutes (Florida Statutes.), and Chapter 28-106, Florida Administrative Code (“Florida Administrative Code.”), Petitioners, FOUR6 Skyway, LLC and DDA Development, LLC (collectively “FOUR6 Skyway”), file this Petition for Administrative Hearing and state:

Affected Agency

1. The agency affected is the Florida Housing Finance Corporation (“Florida Housing”), 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The telephone number is 850-488-4197.

Petitioners

2. Petitioner, FOUR6 Skyway, LLC, is the Applicant entity of a proposed affordable housing development to be located in Pinellas County, Application #2018-290C. Petitioner, DDA Development, is a “Developer” entity as defined by Florida Housing in rule 67-48.002(28), Florida Administrative Code.

3. FOUR6 Skyway is challenging Florida Housing's eligibility determination regarding FOUR6 Skyway's eligibility for funding under Request for Applications 2017-113 (the "RFA" or "RFA 2017-113") through an administrative hearing before the Department of Administrative Hearing ("DOAH").

4. Counsel for FOUR6 Skyway and FOUR6 Skyway's address for this proceeding are: Craig D. Varn and Amy Wells Brennan, Manson Bolves Donaldson Varn, 109 North Brush Street, Suite 300, Tampa, Florida 33602 and Michael G. Maida, Michael G. Maida, P.A., 1709 Hermitage Blvd., Ste. 201 Tallahassee, Florida 32308.

#### Background

5. Florida Housing administers various affordable housing programs including the Housing Credit ("HC" or "tax credit") Program pursuant to Section 42 of the Internal Revenue Code (the "IRC" or "the Code") and section 420.5099, Florida Statutes, under which Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Florida Administrative Code. Florida Housing further administers the SAIL program pursuant to section 420.5087, Florida Statutes, and Chapters 67-48 and 67-60, Florida Administrative Code, as well as the National Housing Trust Fund program ("NHTF").

6. Florida Housing administers a competitive solicitation process to implement the provisions of the Housing Credit and SAIL programs under which developers apply for funding. Chapter 67-60, Florida Administrative Code.

7. Florida Housing has established a competitive solicitation process known as the Request for Applications to assess the relative merits of proposed developments pursuant to Chapters 67-48 and 67-60, Florida Administrative Code.

8. Rule 67-60.006, Florida Administrative Code, provides that “[t]he failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to this rule chapter shall be grounds for a determination of nonresponsiveness with respect to its Application.”

9. On or about October 6, 2017, Florida Housing issued RFA 2017-113, Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties (“RFA”). The application deadline for the RFA was December 28, 2017 (“Application Deadline”).

10. By submitting an application, each applicant certifies that the “Proposed Developments funded under this RFA will be subject to the requirements of the RFA, inclusive of all Exhibits, the Application requirements outlined in Rule Chapter 67-60, Florida Administrative Code, the requirements outlined in Rule Chapter 67-48, Florida Administrative Code, and the Compliance requirements of Rule Chapter 67-53, Florida Administrative Code.”

11. The RFA delineates the submission requirements and sets out the information required to be provided by an applicant, including a general description of the type of project that will be considered eligible for funding. On Page 44, the RFA sets forth lists of mandatory “Eligibility Items” that must be included in an application. The RFA expressly provides that “[o]nly Applications that meet all of the following Eligibility Items will be eligible for funding and considered for funding selection.” Eligibility Items listed in the RFA include “Development Location Point provided,” “Evidence of Site Control” and “Principals for Applicant and Developer(s) Disclosure Form provided.”

12. The RFA requires all applicants to “provide a Development Location Point stated in decimal degrees, rounded to at least the sixth decimal place.” The RFA also requires that the

Principal Disclosure Form “identify the Principals of the Applicant and Developer(s) as of the Application Deadline and should include, for each applicable organizational structure, only the types of Principals required by Subsection 67-48.002(93), Florida Administrative Code. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals.”

13. Florida Housing’s solicitation process for RFA 2017-103 is governed by the provisions in rules 67-60.001 - .009, Florida Administrative Code, and involves the following:

- a) Florida Housing publishes its competitive solicitation (RFA) in the Florida Administrative Register;
- b) applicants prepare and submit their response to the competitive solicitation;
- c) Florida Housing appoints a scoring committee to evaluate the applications;
- d) the scoring committee makes recommendations to Florida Housing’s Board, which are then voted on by the Board; and,
- e) applicants not selected for funding may protest the results of the competitive solicitation process.

#### Notice of Agency Action

14. FOUR6 Skyway received notice of Florida Housing’s Final Agency Action entitled “RFA 2017-113 Board Approved Preliminary Awards” dated March 16, 2018 (“Corporation’s Notice”), on or about March 16, 2018. (See attached Exhibit “A”).

#### Notice of Protest

15. On March 21, 2018, FOUR6 Skyway timely filed a Notice of Protest which challenged the selection of the applications in the Corporation’s Notice. (See attached Exhibit “B”).

### Substantial Interests

16. FOUR6 Skyway timely submitted an application in response to RFA 2017-113, Application #2018-290C (“Application”). In its Application, FOUR6 Skyway sought an allocation of \$1,660,000 in annual federal tax credits to help finance the development of its project, an 80-unit Mid-Rise complex.

17. FOUR6 Skyway was scored as having not satisfied the mandatory Eligibility Items for funding. FOUR6 Skyway was assigned lottery number 2 as reflected in the RFA 2017-113 All Applications report. (See attached Exhibit “C”).

18. On March 16, 2017, Florida Housing’s Board of Directors adopted the scoring committee’s recommendations and tentatively authorized the selection for funding of those applications identified in RFA 2017-113 Recommendations report.

19. Florida Housing incorrectly determined FOUR6 Skyway failed to satisfy the RFA mandatory Eligibility Items. But for that determination, FOUR6 Skyway would have been ranked higher for a funding allocation than all other applicants. Therefore, FOUR6 Skyway should have been selected for an allocation of Housing Credits.

20. FOUR6 Skyway is challenging and seeking a determination that Florida Housing erred in the scoring, eligibility and decision to not award Housing Credits funding to FOUR6 Skyway. FOUR6 Skyway is entitled to be ranked in the funded range and would have received an allocation of Housing Credits from RFA 2017-113 but for Florida Housing’s error in its scoring, eligibility and funding decision.

### FOUR6 Skyway Developer Location Point

21. As stated above, only applications that meet the Eligibility Items are eligible for funding. To meet the Mandatory Item requirement for Development Location Point, the RFA requires the applicant to provide a Development Location Point.

22. The Board did not explain what Eligibility Item FOUR6 Skyway failed to satisfy, but it is presumed that its decision was based upon the recommendation of the Review Committee. In making its recommendation that FOUR6 Skyway did not satisfy all of the Eligibility Items, the Review Committee found that FOUR6 Skyway failed to provide a Development Location Point. However, this position is incorrect. The Development Location Point for FOUR6 Skyway is provided on page 4 of, and as an addenda to, its Application.

23. The RFA also requires that the Development Location Point be stated in “decimal degrees,” rounded to at least the sixth decimal place. The term “decimal degrees” is not defined in the RFA or in Florida Housing’s rules. To the extent FOUR6 Skyway failed to satisfy this requirement, that error should be waived as a minor irregularity.

### Disputed Issues of Law

24. The issues of law in this matter include but are not limited to the following
- a) Whether the correct eligibility determination has been made for FOUR6 Skyway based upon the provisions of the RFA;
  - b) Whether the preliminary rankings properly support the eligibility determinations of applicants for funding in accordance with the standards and provisions of the RFA;
  - c) Whether the RFA’s criteria for determining eligibility, ranking and evaluation of proposals were properly applied;
  - d) Whether the correct allocation of the tax credits funding determination has been made for FOUR6 Skyway consistent with the requirements for the competitive procurement process in the RFA and Florida Housing’s rules and governing statutes;

- e) Whether the criteria and procedures followed in reaching the proposed ineligibility determination for FOUR6 Skyway are arbitrary, capricious, contrary to competition, contrary to the RFA requirements, an abuse of discretion or are contrary to prior Florida Housing interpretations of the applicable statutes and administrative rules;
- f) Whether the rankings and proposed awards are consistent with fair and open competition for the allocation of tax credit funding;
- g) Whether the rankings and proposed awards are based upon clearly erroneous or capricious eligibility determinations, scoring or ranking;
- h) Whether the proposed awards improperly incorporate new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents;
- i) Whether stating the Development Location Point in “decimal degrees,” rounded to at least the sixth decimal place is an Eligibility Item;
- j) Whether failure to state the Development Location Point in “decimal degrees,” rounded to at least the sixth decimal place should have been deemed a minor irregularity and, therefore, waived;
- k) Whether failure to waive the alleged error as a minor irregularity was an abuse of discretion;
- l) Such other issues as may be revealed during the protest process.

25. Petitioners reserve the right to seek leave to amend this Petition to include additional material facts and issues of law that may become known through discovery.

#### Statement of Ultimate Facts and Law

26. As a matter of ultimate fact and law, Florida Housing failed to properly and/or consistently apply the RFA specifications, existing rules or prior Florida Housing interpretations and precedents.

27. As a matter of ultimate fact and law, Florida Housing incorrectly determined that FOUR6 Skyway was ineligible for an allocation of housing credit funding.

28. As a matter of ultimate fact and law, Florida Housing’s failure to waive the Development Location Point issue as a minor irregularity was an abuse of discretion.

29. As a matter of ultimate fact and law, Petitioners would have been entitled to an allocation of its requested tax credit funding but for the error in scoring of its application.

Statutes and Rules

30. Statutes and rules governing this proceeding are Chapter 420 and sections 120.569, 120.57(3), Florida Statutes, and Chapters 28-106, 28-110 and 67-48, Florida Administrative Code.

WHEREFORE, Petitioners request that:

A. An administrative hearing be conducted pursuant to section 120.57(3), Florida Statutes, to review Florida Housing's scoring determination as it affects FOUR6 Skyway's Application;

B. The Administrative Law Judge enter a Recommended Order determining that:

- 1) FOUR6 Skyway properly completed its application in accordance with the competitive solicitation; that its applications was responsive to and complied with RFA 2017-113; and that its application should have been considered for funding and scored as having satisfied all mandatory Eligibility Items;
- 2) Florida Housing erred in determining that the application submitted by FOUR6 Skyway was not completed in accordance with the competitive solicitation; and;
- 3) To the extent there was any error in the identification of the Development Location Point, Florida Housing's failure to waive such error as a minor irregularity was an abuse of discretion;

C. The Administrative Law Judge enter a Recommended Order recommending that Florida Housing award Petitioners their requested allocation of tax credits;



D. Florida Housing enter a Final Order finding FOUR6 Skyway's Application eligible for funding and awarding FOUR6 Skyway its requested allocation of tax credit funding; and,

E. FOUR6 Skyway be granted such other relief as may be deemed appropriate.

RESPECTFULLY SUBMITTED this 30th day of March, 2018.

Michael G. Maida  
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813-514-4701 (fax)

# RFA 2017-113 Board Approved Preliminary Awards

<b>Total HC Available for RFA</b>	<b>14,601,863.00</b>
<b>Total HC Allocated</b>	<b>13,898,000.00</b>
<b>Total HC Remaining</b>	<b>703,863.00</b>

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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**Broward County Application**

2018-284C	Sailboat Bend Apartments II	Broward	Kenneth Naylor	APC Sailboat Bend II Development, LLC; HEF-Dixie Court Development, LLC	2,561,000.00	Y	20	Y	Y	Y	A	Y	5
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**Duval County Application**

2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	N	20	Y	Y	Y	A	Y	32
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**Hillsborough County Application**

2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG T3A Developer, LLC	2,110,000.00	N	20	Y	Y	Y	A	Y	15
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**Orange County Application**

2018-274C	Pendana at West Lakes Senior Residences	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; LIFT Orlando Community Development, LLC	2,110,000.00	Y	20	Y	Y	Y	A	Y	22
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**Palm Beach County Application**

2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	2,070,000.00	N	20	Y	Y	Y	A	Y	8
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**Pinellas County Application**

2018-304C	Eagle Ridge	Pinellas	Richard Higgins	Norstar Development USA, LP; Tarpon Springs Development, LLC	1,660,000.00	N	20	Y	Y	Y	B	Y	16
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## RFA 2017-113 Board Approved Preliminary Awards

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Non-Profit Application or 2nd Broward County Application</b>													
2018-279C	Marquis Apartments	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	1,727,000.00	N	20	Y	Y	Y	A	Y	9

On March 16, 2018, 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.

Integrity. Intelligence. Diligence.

March 21, 2018

Clerk of Corporation  
Florida Housing Finance Corporation  
227 North Bronough Street  
Suite 5000  
Tallahassee, Florida 32301

RECEIVED  
18 MAR 21 AM 11:58  
FLORIDA HOUSING  
FINANCE CORPORATION

**Re: RFA 2017-113 Housing Credit Financing For Affordable Housing  
Developments Located In Broward, Duval, Hillsborough, Orange  
Palm Beach, And Pinellas Counties**

Dear Clerk:

On behalf of Applicant FOUR6 Skyway, LLC, Application No. 2018-290C ("FOUR6 Skyway") and Developer DDA Development, LLC ("DDA Development"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and rule 67-60.009, Florida Administrative Code, and the RFA. FOUR6 Skyway and DDA Development protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking and selection of all applications submitted in response to the RFA, including but not limited to those applications selected for funding as identified in the Board Approved Preliminary Awards/Notice of Intended Decision attached as Exhibit "A."

This Notice is being filed within 72 hours (not including weekends) of the posting of the Board Approved Preliminary Awards/Notice of Intended Decision on Florida Housing's website on Friday, March 16 at 1:05 p.m. FOUR6 Skyway and DDA Development reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve its ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Sincerely,

MANSON BOLVES DONALDSON VARN



Craig Varn

Attachment

RFA 2017-113 Board Approved Preliminary Awards

Total HC Available for RFA	14,601,863.00
Total HC Allocated	13,898,000.00
Total HC Remaining	703,863.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Broward County Application

2018-284C	Sailboat Bend Apartments II	Broward	Kenneth Naylor	APC Sailboat Bend II Development, LLC; HEF-Dixie Court Development, LLC	2,561,000.00	Y	20	Y	Y	Y	A	Y	5
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Duval County Application

2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	N	20	Y	Y	Y	A	Y	32
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Hillsborough County Application

2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG TEA Developer, LLC	2,110,000.00	N	20	Y	Y	Y	A	Y	15
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Orange County Application

2018-274C	Pendana at West Lakes Senior Residences	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; LIFT Orlando Community Development, LLC	2,110,000.00	Y	20	Y	Y	Y	A	Y	22
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Palm Beach County Application

2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	2,070,000.00	N	20	Y	Y	Y	A	Y	8
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Pinellas County Application

2018-304C	Eagle Ridge	Pinellas	Richard Higgins	Norstar Development USA, LP; Tarpon Springs Development, LLC	1,660,000.00	N	20	Y	Y	Y	B	Y	16
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RFA 2017-113 Board Approved Preliminary Awards

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Non-Profit Application or 2nd Broward County Application</b>													
2018-279C	Marquis Apartments	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	1,727,000.00	N	20	Y	Y	Y	A	Y	9

On March 16, 2018, 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 2017-113 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-272C	Venetian Isles	Pinellas	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	86	1,660,000.00	Y	N	15	Y	Y	NC	117,358.14	A	Y	11
2018-273C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-ALF	116	2,110,000.00	Y	Y	15	Y	Y	NC	117,505.17	A	Y	3
2018-274C	Pendana at West Lakes Senior Residences	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; LIFT Orlando	E, Non-ALF	120	2,110,000.00	Y	Y	20	Y	Y	NC	130,960.67	A	Y	22
2018-275C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing Developer, LLC	E, Non-ALF	120	2,110,000.00	Y	Y	15	Y	Y	NC	113,588.33	A	Y	6
2018-277C	Bristol Manor	Orange	Jonathan L. Wolf	Bristol Manor Developer, LLC	E, Non-ALF	98	2,110,000.00	Y	Y	15	Y	Y	NC	130,906.12	A	Y	13
2018-278C	Channel Side Apartments	Palm Beach	William T Fabbri	The Richman Group of Florida, Inc.; BDG Channel	F	108	2,100,000.00	Y	N	20	Y	Y	NC	125,611.11	A	Y	24
2018-279C	Marquis Apartments	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	100	1,727,000.00	Y	N	20	Y	Y	NC	94,829.57	A	Y	9
2018-280C	Banyan Station	Palm Beach	Matthew A Rieger	HTG Banyan Developer, LLC	F	80	2,050,000.00	Y	N	20	Y	Y	NC	136,325.00	B	Y	17
2018-281C	Madison Landing	Orange	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	88	2,110,000.00	Y	N	15	Y	Y	NC	127,559.09	A	Y	19
2018-282C	Madison Plaza	Orange	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	88	2,110,000.00	Y	N	15	Y	Y	NC	127,559.09	A	Y	21
2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG T3A Developer, LLC	F	118	2,110,000.00	Y	N	20	Y	Y	NC	118,160.00	A	Y	15
2018-284C	Sailboat Bend Apartments II	Broward	Kenneth Naylor	APC Sailboat Bend II Development, LLC; HEF-Dixie	E, Non-ALF	110	2,561,000.00	Y	Y	20	Y	Y	NC	114,661.80	A	Y	5
2018-285C	Anderson Terrace Apartments	Orange	Matthew A Rieger	HTG Anderson Terrace Developer, LLC	F	120	1,625,000.00	Y	N	15	Y	Y	NC	126,072.92	A	Y	4
2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	F	123	2,070,000.00	Y	N	20	Y	Y	NC	108,717.07	A	Y	8
2018-289C	Heron Estates Family	Palm Beach	Matthew A Rieger	HTG Heron Estates Family Developer, LLC	F	79	1,541,751.00	Y	N	20	Y	Y	NC	126,072.30	A	Y	10
2018-291C	Springfield Plaza	Duval	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,660,000.00	Y	N	15	Y	Y	NC	127,661.90	A	Y	25
2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	F	98	1,660,000.00	Y	N	20	Y	Y	NC	126,160.00	A	Y	32

**Eligible Applications**

# RFA 2017-113 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Preference	Development Category	Total Corp Funding	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-294C	Birch Hollow	Orange	Matthew A Rieger	HTG Birch Hollow Developer, LLC	E, Non-ALF	120	1,625,000.00	Y	N	15	Y	Y	Y	NC	126,072.92	A	Y	18
2018-296C	City Edge	Hillsborough	William T Fabbri	The Richman Group of Florida, Inc.; Corporation to	E, Non-ALF	120	2,110,000.00	Y	Y	20	Y	Y	Y	NC	130,960.67	A	Y	20
2018-297C	ETHANS WALK APARTMENTS	Orange	DEION R LOWERY	DRL EW DEVELOPMENT LLC	E, Non-ALF	88	1,576,344.00	Y	N	15	Y	Y	Y	NC	115,717.98	A	Y	7
2018-299C	Sandpiper Court	Pinellas	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	64	1,660,000.00	Y	N	15	N	Y	Y	NC	137,987.50	B	Y	33
2018-300C	Casa Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	E, Non-ALF	113	2,383,228.00	Y	Y	15	Y	Y	Y	NC	115,808.01	A	Y	30
2018-302C	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities, LLC; Royal	F	89	1,603,777.00	Y	N	15	Y	Y	Y	NC	143,894.44	B	Y	14
2018-303C	Village View	Broward	Matthew A. Rieger	HTG Village View Developer, LLC	E, Non-ALF	96	2,561,000.00	Y	N	15	Y	Y	Y	NC	120,633.77	A	Y	1
2018-304C	Eagle Ridge	Pinellas	Richard Higgins	Norstar Development USA, LP; Tarpon Springs	F	71	1,660,000.00	Y	N	20	Y	Y	Y	NC	151,036.62	B	Y	16

## Ineligible Applications

2018-276C	Durham Place	Orange	Jonathan L. Wolf	Durham Place Developer, LLC	E, Non-ALF	116	2,110,000.00	N	Y	15	N	Y	Y	NC	117,505.17		Y	23
2018-287C	Anchorage Apartments	Pinellas	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	87	1,600,000.00	N	N	15	N	Y	Y	NC	136,974.71		Y	28
2018-288C	Douglas Gardens IV	Broward	Matthew A. Rieger	Douglas Gardens IV Developer, LLC	E, Non-ALF	120	2,561,000.00	N	N	20	Y	Y	Y	NC	117,187.09		Y	31
2018-290C	FOUR6 Skyway	Pinellas	Bowen A Arnold	DDA Development, LLC	E, Non-ALF	80	1,660,000.00	N	N	20	Y	Y	Y	NC	126,160.00		Y	2
2018-292C	Village of Valor	Palm Beach	Kathy S Makino-Leipsitz	KSM Holdings Florida, LLC	F	157	2,110,000.00	N	Y	15	Y	Y	Y	NC	104,050.38		Y	29
2018-295C	Heritage at Arbor Ridge	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	80	1,475,990.00	N	N	15	Y	Y	Y	NC	137,414.67		Y	12
2018-298C	Residences at Barnett Park	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	F	97	1,819,892.00	N	N	15	Y	Y	Y	NC	139,737.69		Y	27
2018-301C	CHANDLERS CROSSING APARTMENTS	Orange	DEION R LOWERY	DRL CC DEVELOPMENT LLC	F	88	1,576,344.00	N	N	15	Y	Y	Y	NC	115,717.98		Y	26