

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

SARATOGA CROSSINGS, Ltd.

Petitioner,

FHFC Case No. 2017-035BP

FHFC Case No. 2017-241C

vs.

RFA 2016-113

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner Saratoga Crossings, Ltd. (“Petitioner” or “Saratoga”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. Saratoga is an Applicant for funding in Request for Applications (“RFA”) 2016-113 for Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties. This protest contests the proposed eligibility and ineligibility decisions of Respondent Florida Housing Finance Corporation (“Florida Housing”) in RFA 2016-113.

Saratoga (Application No. 2017-241C), an Applicant for funding in Broward County, was found eligible and was preliminarily selected for funding. Saratoga does not contest these determinations. Rather, Saratoga files this Petition to preserve its ability to fully participate in proceedings that may impact that preliminary funding decision. Saratoga supports the determinations of ineligibility made by Florida Housing as to other Applicants in this RFA.

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FINANCE CORPORATION

Saratoga reserves the right to raise additional ineligibility grounds and scoring issues as to any protesting Applicants. In support of this Petition, Saratoga states:

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for an allocation of Housing Credits pursuant to the RFA. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

2. Petitioner Saratoga submitted an Application, assigned Application Number 2017-241C, in RFA 2016-113 seeking an award of Housing Credits. Saratoga proposes to build a 128-unit mid-rise development in Broward County. Florida Housing has announced its intention to award funding to seven Developments, including Saratoga.

3. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2017-241C.

II. Notice

4. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on May 5, 2017, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain Applicants for an allocation of Housing Credits. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A**. In order for Petitioner to fully protect its status as a preliminary funded Applicant, Petitioner timely filed a Notice of Intent to Protest, with attachments, on Wednesday May 10, 2017. A copy of the notice is attached as **Exhibit B**.

III. Background

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low-income housing tax credit program, which is governed by section 420.5099, Florida Statutes. 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 Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits usually sell the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes. Florida Housing issues both competitive Housing Credits (at issue in this RFA) and non-competitive Housing Credits. Rr. 67-48.002(20) and (82), Fla. Admin. Code.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing, including Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. R. 67-60.001(2), Fla. Admin. Code. Other administrative rule chapters relevant to Florida Housing's selection process in connection with this RFA are chapter 67-48, which governs competitive affordable multifamily rental housing programs; and chapter 67-53, governing compliance procedures. Applicants for an allocation of Housing Credits pursuant to RFA 2016-113 are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. *See* RFA, p. 9 (§ Three F.3).

7. On October 28, 2016, Florida Housing issued the RFA, which seeks Applications from developers for Affordable Housing Developments located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties. RFA, p. 2 (§ One). Florida Housing anticipated offering an estimated \$14,669,052 in Housing Credits through RFA 2016-113. *Id.*

8. The RFA outlines a detailed process for selecting developments for an allocation of Housing Credits. *See generally* RFA, pp. 9-55. First, Applicants are required to meet certain mandatory eligibility requirements. RFA, § Four B.1 (pp. 51-52). Applicants had the opportunity to earn a maximum of 18 points for proximity to transit services and other community services and a maximum of five points for local government support. *Id.*, pp. 21, 37 (§§ Four A.6.(3)(b); Four A.10.a.). Applicants had the opportunity to earn an additional 10 “Local Government Areas of Opportunity Funding Points” in situations where the local government “contributed cash loans and/or cash grants for any proposed Development applying in this RFA in an amount sufficient to qualify for these points.” *Id.*, pp. 40-41 (§ Four A.10.b.).

9. Florida Housing’s Review Committee ranked all eligible Applications by sorting applications from highest to lowest score, with any scores that were tied separated as follows:

a. First, by the Application’s eligibility for the Development Category Funding Preference outlined in Section Four A.5.c.(2)(a)(ii)(B) 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 outlined in Section Four A.11.e. 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 Classification, applying the multipliers outlined in Item 8 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

d. Next, by the Application's eligibility for the 75 or More Total Unit Funding Preference, based on the total number of units stated at question 5.e.(1) of Exhibit A (with Applications that reflect 75 or more total units listed above Applications that reflect less than 75 total units);

e. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 9 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and

f. Finally, by lottery number, resulting in the lowest lottery number receiving preference.

10. The RFA sets forth a Funding Selection Order for eligible applicants. It provides as follows:

a. The highest ranking eligible Application will be selected for funding for proposed Developments located in each of the following counties for which an eligible Application was received: Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas.

b. If funding remains after funding the highest ranking eligible Applications as outlined in a. above, the next Application selected for funding will be the highest ranking eligible unfunded Application in Broward County. If the selected Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance. If funding remains after selecting the highest ranking eligible unfunded Broward County Application, or if there is no eligible unfunded Application located in Broward County, no additional Applications

from any county will be selected for funding and any remaining funding will be distributed as approved by the Board.

11. On May 5, 2017, the Florida Housing Board of Directors approved seven Applicants for an award of Housing Credits pursuant to RFA 2016-116. The Applicants selected were:

- 2017-211C, Pinnacle at Peacefield (Broward County).
- 2017-235C, Lofts at LaVilla on Monroe (Duval County).
- 2017-230C, The Boulevard at West River (Hillsborough County).
- 2017-200C, Paramore Oaks (Orange County).
- 2017-229C, Georgian Gardens Apartments (Palm Beach County).
- 2017-201C, Heritage Oaks (Pinellas County).
- 2017-241C, Saratoga Crossing (Second Broward County Application).

12. On May 10, 2017, 10 Applicants filed Notices of Intent to Protest the Board's preliminary funding selections. Among those filing Notices of Intent were Application No. 2017-223C, Village View, a Broward County Applicant that was determined to be eligible but not selected for funding; and Application No. 2017-206C, The Promenade at West Lake, a Broward County Applicant that was determined to be ineligible for funding.

IV. Substantial Interests Affected

13. Saratoga's substantial interests are being determined in this proceeding because Saratoga's Application for Housing Credits was preliminarily selected for funding. However, one ineligible Applicant in Broward County and one eligible but unfunded Applicant in Broward County have filed notices indicating their intent to protest Florida Housing's proposed awards in connection with RFA 2016-113. These protests could raise issues that affect Saratoga's status as a

funded Applicant or even as an eligible Applicant. Saratoga cannot proceed with the proposed construction of its development without the award of the requested funding.

V. Disputed Issues of Material Fact and Law

14. Saratoga has not at this time identified any disputed issues of material fact or law, as Saratoga currently supports the eligibility and funding determinations of Florida Housing. Saratoga reserves the right to contest the eligibility, scoring, and ranking of other Applicants filing formal written protests in this proceeding if any of those Applicants directly or indirectly challenge the eligibility, scoring, ranking, or funding of Saratoga.

VI. Statement of Ultimate Facts

15. Saratoga's Application was appropriately and properly selected for funding.

VII. Right to Amend

16. Saratoga reserves the right to amend this petition if disputed issues of material fact or law become known during the course of discovery in this proceeding.

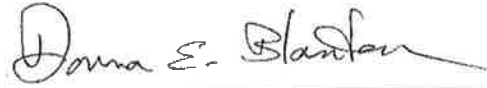
VIII. Statutes and Rules that Entitle Petitioner to Relief

17. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

IX. Demand for Relief

18. Saratoga requests that Florida Housing schedule the conference required by section 120.57(3)(d), Florida Statutes, and that Saratoga be allowed to participate. Depending on the nature and scope of other protest petitions filed in connection with RFA 2016-113, Saratoga reserves the right to amend this Petition as may be appropriate.

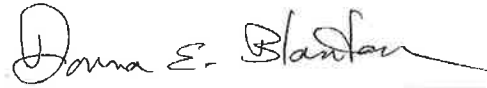
Respectfully submitted this 22nd day of May, 2017.



Donna E. Blanton
Florida Bar No. 948500
Radey Law Firm
301 South Bronough, Suite 200
Tallahassee, Florida 32301
(850) 425-6654
(850) 425-6694 (facsimile)
dblanton@radeylaw.com

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand-delivery with Kate Flemming, Agency Clerk, and that a copy was provided by hand-delivery to Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 22nd day of May, 2017.



Donna E. Blanton

RFA 2016-113 Recommendations

Total HC Available for RFA	14,669,052.00
Total HC Allocated	14,312,000.00
Total HC Remaining	357,052.00

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	75 Units or more Total Unit Preference	Florida Job Creation Preference	Lottery Number
Broward County Application												
2017-211C	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC*	2,561,000.00	33	Y	Y	A	Y	Y	2
Duval County Application												
2017-235C	Lofts at LaVilla on Monroe	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	33	Y	Y	A	Y	Y	21
Hillsborough County Application												
2017-230C	The Boulevard at West River	Hillsborough	Eileen M Pope	WRDG Boulevard, LLC	2,110,000.00	33	Y	Y	A	Y	Y	10
Orange County Application												
2017-200C	Parramore Oaks	Orange	Paula M Rhodes	InVictus Development, LLC;	2,110,000.00	33	Y	Y	B	Y	Y	11
Palm Beach County Application												
2017-229C	Georgian Gardens Apartments	Palm Beach	Alberto Milo, Jr.	Georgian Gardens Apartments	1,650,000.00	33	Y	Y	A	Y	Y	9
Pinellas County Application												
2017-201C	Heritage Oaks	Pinellas	Brian D Evjen	Norstar Development USA, LP, pCHA	1,660,000.00	33	Y	Y	A	Y	Y	15
2nd Broward County Application												
2017-241C	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I	2,561,000.00	33	Y	Y	A	Y	Y	38

*Currently suspended pursuant to Fla. Admin. Code R. 67-48.002

On May 5, 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 Applicant 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.





PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

May 10, 2017

Via Hand Delivery

Kate Flemming, Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301-1329

Re: RFA 2016-113 Housing Credit Financing for Affordable Housing Developments
Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas
Counties

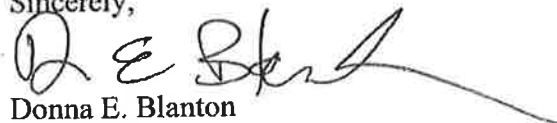
Dear Ms. Flemming:

Pursuant to section 120.57(3) Florida Statutes, and 67-60.009(2) and 28-110.003, Fla. Administrative Code, Saratoga Crossings, Ltd., Application Number 2017-241C, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Exhibit A) and proposed scoring, eligibility, and ineligibility determinations (Exhibit B) in RFA 2016-113, as approved by the Corporation's Board of Directors on Friday, May 5, 2017. This Notice of Protest is timely filed.

Although Saratoga Crossings, Ltd. is currently in the funding range, this Notice is being filed to preserve Saratoga Crossing, Ltd.'s ability to initiate or intervene in proceedings that may impact that funding determination.

Saratoga Crossings, Ltd. will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,



Donna E. Blanton

DEB/ldm
attachments



RFA 2016-113 Recommendations

Total HC Available for RFA	14,669,052.00
Total HC Allocated	14,312,000.00
Total HC Remaining	357,052.00

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	75 Units or more Total Unit Preference	Florida Job Creation Preference	Lottery Number
Broward County Application												
2017-211C	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC*	2,561,000.00	33	Y	Y	A	Y	Y	2
Duval County Application												
2017-235C	Lofts at LaVilla on Monroe	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	33	Y	Y	A	Y	Y	21
Hillsborough County Application												
2017-230C	The Boulevard at West River	Hillsborough	Eileen M Pope	WRDG Boulevard, LLC	2,110,000.00	33	Y	Y	A	Y	Y	10
Orange County Application												
2017-200C	Parramore Oaks	Orange	Paula M Rhodes	Invictus Development, LLC;	2,110,000.00	33	Y	Y	B	Y	Y	11
Palm Beach County Application												
2017-229C	Georgian Gardens Apartments	Palm Beach	Alberto Milo, Jr.	Georgian Gardens Apartments	1,650,000.00	33	Y	Y	A	Y	Y	9
Pinellas County Application												
2017-201C	Heritage Oaks	Pinellas	Brien D Eujen	Norstar Development USA, LP; PCHA	1,660,000.00	33	Y	Y	A	Y	Y	15
2nd Broward County Application												
2017-241C	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I	2,561,000.00	33	Y	Y	A	Y	Y	38

*Currently suspended pursuant to Fla. Admin. Code R. 67-48.002

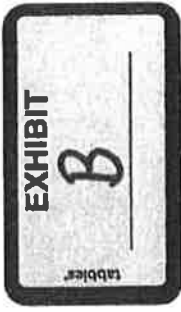
On May 5, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicant to enter credit underwriting.

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 2016-113 All Applications

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible for Funding?	Total Points	Development Category Preference	Per Unit Construction Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Levying Classification	75 Units or more Total Unit Preference	Fortia Job Creation Preference	Lottery Number
Eligible Applications																	
2017-209C	Pyrromotes Oaks	Orange	Paula M Rhodes	InVivo Development, LLC, ADC Communities, LLC, Royal American	F	96	2,110,000.00	Y	33	Y	Y	NC	130,559.29	B	Y	Y	11
2017-201C	Heritage Oaks	Pinellas	Brian D Elyen	Norstar Development USA, LP; POHA Development, LLC	E	85	1,660,000.00	Y	33	Y	Y	NC	136,442.59	A	Y	Y	15
2017-202C	Tuscany at Aloma	Orange	Joseph Chambers	Sarner Capital Development Florida, LLC, Westar Park Urban Development, LLC, JAX Urban Initiatives, Developments, LLC, JAX Urban Initiatives, Developments, LLC	F	96	1,800,000.00	Y	28	Y	Y	NC	130,997.60	A	Y	Y	43
2017-203C	Anders Park	Duval	Joseph Chambers	JAX Urban Initiatives, Developments, LLC	F	84	1,125,000.00	Y	28	N	Y	R	108,173.08	A	Y	Y	5
2017-204C	Pinnacle at the Wesleyan	Broward	David O. Deutch	Pinnacle Housing Group, LLC**	F	90	1,852,000.00	Y	28	Y	Y	NC	124,641.68	A	Y	Y	27
2017-205C	Tuscany at Aloma II	Orange	Joseph Chambers	Gardner Capital Development Florida, LLC, Winter Park Urban Development, LLC	E	89	1,700,000.00	Y	28	Y	Y	NC	133,450.73	A	Y	Y	42
2017-207C	Springfield Plaza	Hillsborough	Clifton E Phillips	Roundsone Development, LLC	E	96	1,528,577.00	Y	28	Y	Y	NC	228,606.24	A	Y	Y	8
2017-209C	Banyan Court	Palm Beach	Alexander B Kiss	Banyan Development Group, LLC, Judd Robt. Real Estate Development, Inc.	F	85	1,540,000.00	Y	28	Y	Y	NC	126,579.64	A	Y	Y	19
2017-210C	Ashleigh Park	Pinellas	Timothy M. Morgan	JIC Florida Development, LLC	E	80	1,660,000.00	Y	28	Y	Y	NC	144,970.67	B	Y	Y	7
2017-211C	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC**	E	120	2,561,000.00	Y	33	Y	Y	NC	126,738.72	A	Y	Y	2
2017-212C	Presence at Sabal Park	Hillsborough	Shawn Wilson	Blue Sky Communities III, LLC	F	144	2,110,000.00	Y	33	Y	Y	NC	102,372.20	A	Y	Y	18
2017-213C	Hudson Hollow Search	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	Y	NC	138,468.75	B	Y	Y	28
2017-214C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing Developer, LLC	E	115	2,110,000.00	Y	28	Y	Y	NC	137,082.73	A	Y	Y	23
2017-215C	Southwick Commons	Orange	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	E	115	2,110,000.00	Y	28	Y	Y	NC	127,082.73	A	Y	Y	12
2017-216C	Stafford Point	Orange	Jonathan L. Wolf	Stafford Point Developer, LLC	E	110	2,110,000.00	Y	28	Y	Y	NC	134,014.51	A	Y	Y	6
2017-217C	Channahide Senior Apartments	Hillsborough	Donald W Paxson	WSP Beneficial Development 16 LLC	E	80	2,090,000.00	Y	23	Y	Y	NC	137,156.25	A	Y	Y	34
2017-219C	Heritage at City View	Palm Beach	Robert G. Hobbs	Nullock Development Partners, Inc.	E	100	2,015,500.00	Y	33	Y	Y	NC	127,980.66	A	Y	Y	22
2017-220C	Westbury Village II at Riviera Beach	Palm Beach	Wara S Madies	Corntone Group Partners, LLC	E	80	1,445,000.00	Y	28	Y	Y	NC	126,194.35	A	Y	Y	20
2017-222C	Westbury Village I at Riviera Beach	Palm Beach	Wara S Madies	Corntone Group Partners, LLC	F	108	1,945,000.00	Y	28	Y	Y	NC	125,822.38	A	Y	Y	25
2017-223C	Village View	Broward	Matthew Rieger	HTG View Developer, LLC	E	95	2,561,000.00	Y	25	Y	Y	NC	119,046.48	A	Y	Y	33
2017-224C	The Hudson	Pinellas	Matthew Rieger	HTG Hudson Developer, LLC	E	87	1,660,000.00	Y	28	Y	Y	NC	133,306.37	A	Y	Y	17
2017-225C	Barnett Villas	Orange	Alexander B Kiss	Banyan Development Group, LLC, Judd Robt. Real Estate Development, Inc.	E	130	2,110,000.00	Y	28	Y	Y	NC	131,094.67	A	Y	Y	41
2017-226C	Leah Gardens	Duval	James R. Hickey	TVC Development, Inc.	E	100	1,570,718.00	Y	28	Y	Y	NC	126,865.68	A	Y	Y	24
2017-228C	Waverly Pointe	Orange	Matthew Rieger	HTG Waverly Pointe Developer, LLC	F	120	2,110,000.00	Y	28	Y	Y	NC	122,846.63	A	Y	Y	36
2017-229C	Georgian Gardens Apartments	Palm Beach	Albera Mills, Sr.	Georgian Gardens Apartments Developer, LLC	E	87	1,650,000.00	Y	33	Y	Y	NC	132,503.32	A	Y	Y	9
2017-230C	The Boulevard at West River	Hillsborough	Gleason M. Pope	WRDS Boulevard, LLC	F	200	2,110,000.00	Y	33	Y	Y	NC	79,707.98	A	Y	Y	10



RFA 2016-113 All Applications

Application Number	Name of Development	County	Name of Contract Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Total Points	Development Category Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	75 Units or more Total Unit Preference	Fields Job Creation Preference	Lottery Number
2017-231C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	E	116	2,110,000.00	Y	28	Y	127,082.73	A	Y	Y	30
2017-232C	Madison Point	Pinellas	Patrick E. Law	American Residential Development, LLC	E	80	1,660,000.00	Y	28	Y	106,997.50	A	Y	Y	31
2017-233C	Madison Plaza	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	136,488.75	B	Y	Y	40
2017-234C*	Birch Hollow	Orange	Matthew Rieger	HTG Birch Developer, LLC	F	108	1,625,000.00	Y	28	Y	142,187.50	B	Y	Y	37
2017-235C	Lofts at LaVita on Monroe	Duval	James R. Nozack	TVC Development, Inc.	F	80	1,400,000.00	Y	28	Y	97,454.06	A	Y	Y	21
2017-236C	Compass Pointe	Orange	Brianne E. Heffner	Southport Development, Inc. a WA Corporation doing business in Fla. as American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	122,264.82	A	Y	Y	3
2017-238C	Madison Landing	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	138,468.75	B	Y	Y	32
2017-239C	Bryce Landing	Orange	Matthew Rieger	HTG Bryce Developer, LLC	E	136	2,110,000.00	Y	28	Y	125,311.09	A	Y	Y	1
2017-240C	Anderson Terrace Apartments	Orange	Matthew Rieger	HTG Anderson Terrace Developer, LLC	F	120	1,625,000.00	Y	28	Y	142,187.50	B	Y	Y	29
2017-241C	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I Development, LLC. Dania Beach Quality Housing	F	128	2,560,000.00	Y	33	Y	118,817.55	A	Y	Y	38
2017-242C	Heron Estates Family	Palm Beach	Matthew Rieger	HTG Heron Estates Family Developer, LLC	F	79	1,469,927.00	Y	33	Y	126,192.10	A	Y	Y	39
Ineligible Applicants															
2017-208C	The Promenade at West Lake	Broward	Clifton E. Phillips	Foundations Development, LLC	E	75	1,789,658.00	N	20	Y	128,000.69		Y	Y	13
2017-209C	Venetian Isles	Pinellas	Gwendolyn K. Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	E	96	1,660,000.00	N	28	Y	109,035.62		Y	Y	26
2017-210C	Madison Highlands	Hillsborough	Patrick E. Law	American Residential Development, LLC	E	90	2,110,000.00	N	23	Y	148,646.79		Y	Y	14
2017-221C	Wingate Apartments	Palm Beach	Maria S. Madas	Compassione Group Partners, LLC	F	82	1,485,000.00	N	28	Y	126,524.51		Y	Y	35
2017-227C	CHANDLERS CROSSINGS APARTMENTS	Orange	DEON R. LOWERY	DRL CC DEVELOPMENT LLC	F	88	1,576,344.00	N	10	Y	125,149.86		Y	Y	16
2017-237C	ETHANS WALK APARTMENTS	Orange	DEON R. LOWERY	DRL EW DEVELOPMENT LLC	E	88	1,576,344.00	N	10	Y	125,149.86		Y	Y	4

* HC Request Amount was adjusted during scoring. This also affected the Corporation Funding Per Set-Aside Amount
 ** Currently suspended pursuant to Fla. Admin. Code R. 67-48.002

On May 5, 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.