

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

HIBISCUS GROVE, LP

Petitioner,

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FHFC Case No. 2021-013BP

RFA No. 2020-203

App. No. 2021-168C

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FLORIDA HOUSING
FINANCE CORPORATION

**HIBISCUS GROVE, LP's
AMENDED FORMAL WRITTEN PROTEST
AND PETITION FOR FORMAL ADMINISTRATIVE PROCEEDINGS**

Hibiscus Grove, LP (“Hibiscus Grove”) petitions to protest a procurement decision made by the Florida Housing Finance Corporation (“FHFC” or “Florida Housing”). Florida Housing issued Request for Applications 2020-203 to solicit proposals for financing of affordable multi-family housing developments in Miami-Dade County. Hibiscus Grove submitted an application in response to the RFA but was not selected for award. Hibiscus Grove now files this Amended Formal Written Protest and Petition for Formal Administrative Proceedings (“Petition”), pursuant to Rule 28-106.202, Florida Administrative Code, in order to contest Florida’s Housing preliminary decision to award financing to applicants other than Hibiscus Grove.¹ Support for this Petition follows:

¹ Hibiscus Grove timely filed its Formal Written Protest and Petition for Formal Administrative Proceedings on February 8, 2021.

The Parties and the RFA

1. The agency affected by this protest is the Florida Housing Finance Corporation (“Florida Housing”), Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Florida Housing is a public corporation created by section 420.504, Florida Statutes to administer the governmental function of financing or refinancing affordable housing. Florida Housing’s statutory authority and mandates are found in Part V, Chapter 420, Florida Statutes. *See* §§ 420.501- 420.55, Fla. Stat.

3. Florida Housing administers competitive solicitations to provide financing for new construction or rehabilitation of affordable housing through several programs, including the Housing Credit Program. *See* ch. 67-60, Fla. Admin. Code.

4. Florida Housing published Request for Applications No. 2020-203 (the “RFA”) in order to solicit proposals for the development of affordable multifamily housing located in Miami-Dade County using Housing Credits as funding.

5. Through the RFA, Florida Housing announced that it expected to offer an estimated \$7,420,440 of Housing Credits for developments in Miami-Dade County.

6. Hibiscus Grove is a Florida limited partnership in the business of providing affordable housing. Hibiscus Grove is located at 1580 Sawgrass Corporate Parkway, Suite 100, Fort Lauderdale, Florida 33323. For purposes of this proceeding, Hibiscus Grove’s address, telephone number and email address are those of its undersigned counsel.

7. Hibiscus Grove submitted a proposal in response to the RFA, Application No. 2021-168C, as did several other applicants.

8. Hibiscus Grove's Application was fully responsive to the requirements of the RFA but was not selected for funding.

9. An application filed by MHP FL I, LLC was selected for funding, as were two other applicants.

10. As set forth below, the Applications filed by MHP FL I, LLC and Arthur Mays Villas Phase One, LLC failed to satisfy material requirements of the RFA, or were awarded scoring points with regard to proximity to services for which the Applications did not qualify.

Notice and Authority for Petition

11. On August 26, 2020, Florida Housing issued the RFA.

12. On September 11, October 12, and November 9, Florida Housing modified the RFA.

13. Applications in response to RFA were due November 17, 2020.

14. Florida Housing received fifty (50) applications in response to the RFA.

15. Hibiscus Grove is a responsible applicant that filed an application that was fully responsive to the material requirements of the RFA. Hibiscus Grove was deemed eligible for funding by Florida Housing, but was not selected for financing.

16. Hibiscus Grove received notice of Florida Housing's preliminary RFA scoring and ranking through electronic posting on January 22, 2021 at 2:50 p.m. A copy of the Notice posted on Florida Housing's web site are attached as **Exhibit A**.

17. On January 27, 2021, Hibiscus Grove timely filed its Notice of Intent to Protest, attached as **Exhibit B**.

18. This Protest and Petition is timely filed on February 8, 2021, pursuant to Sections 120.569, 120.57(1) and 120.57(3), Florida Statutes, and Chapters 28-110, 67-48, and 67-60 Florida Administrative Code.

RFA 2020-203 Goals and Criteria

19. The RFA sought proposals for affordable housing that would serve Families and the Elderly.

20. The RFA provided the following funding goals:

- To fund one proposed Development that (a) selected the Demographic Commitment of Family . . . and (b) qualifies for the Geographic Areas of Opportunity/SADDA Goal
- to fund one proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)
- to fund one proposed Development that qualifies for the Urban Center Designation, with a preference that the proposed Development be located in a Tier 1 Urban Center

See RFA §5, B.1.

Requirement to Submit Responsive Applications

21. The RFA contained instructions regarding what must be provided in each responsive application. In order to be selected for funding, applications were required to meet Eligibility Requirements. See §5, A.1.

22. Eligibility items included the selection of a demographic category (Family or Elderly), principal disclosures for both the applicants and developers, and evidence demonstrating the applicant is a legally formed entity.

23. Applicants were also eligible to earn “proximity points.” For example, an application was eligible to earn “proximity points” based on the distance between the development and points of interest to consumers, including community services, such as medical facilities and pharmacies.

Application Sorting Order

24. The RFA then provided a sorting order in order to select applicants for funding. The RFA provided that the highest scoring Applications would be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. First, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- b. Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) 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 3 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 Proximity Funding Level (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for Level 1 listed above Level 2;
- e. Next, by the Application's eligibility for the Grocery Store Funding Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- f. Next, by the Application's eligibility for the Transit Service Funding Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- g. Next, by the Application's eligibility for the Community Service Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- h. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with

Applications that qualify for the preference listed above Applications that do not qualify for the preference); and,

- i. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA §5, B.2.a.-i.

Funding Selection Process

25. The RFA mandated a Funding Selection process for the selection of three Applications. *See* RFA, §5, B.1.,4.

26. The first application was to be awarded to the highest ranking eligible Priority I Family Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal.

27. The second application was to be awarded to the highest ranking eligible Priority I Application that qualifies as an Elderly (Non-ALF) Development.

28. The third application was to be awarded to an application that qualifies as an Urban Development Center as follows:

The next Application selected for funding will be the highest ranking eligible Priority I Application that qualifies as a Tier I Urban Center Development. If there are none, then the next Application selected for funding will be the highest ranking eligible Priority I Application that qualifies as a Tier II Urban Center Development. If there are none, then the next Application selected for funding will be the highest ranking eligible Priority II Application that qualifies as a Tier I Urban Center Development. If there are none, then the next Application selected for funding will be the highest ranking eligible Priority II Application that qualifies as a Tier II Urban Center Development.

RFA, §5, B.4.c. (Footnotes Omitted).

Review Committee Scoring and Selections

29. Appointed committee members from Florida Housing independently evaluated and scored their assigned portions of the submitted applications based on mandatory and scored items. The Selection Process was carried out by the members of the Review Committee at a public meeting held January 22, 2021.

30. The following applications were selected by the Review Committee for funding in the following order:

- a. Goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal:

Application No. 2021 165C, Residences at SoMi Parc; Residences at SoMi Parc, LLC

- b. Goal to fund one Elderly (Non-ALF) Development:

Application No. 2021-143C, Merrick Place; HTG Merrick, Ltd.

- c. Goal to fund one Urban Center Development:

Application No. 2021-163C, Southpointe Vista; MHP FL I, LLC

31. However, one of the Applications selected for funding did not meet the eligibility requirements of the RFA and also failed to qualify for scoring points with regard to proximity to services they were awarded, which resulted in them erroneously being granted the Proximity Funding Level preference in the Application Sorting Order described in Paragraph 24(d), above. Application No. 2021-163C, Southpointe Vista; MHP FL I, LLC (“Southpointe Vista”) should not have been selected for funding.

32. Additionally, one application not selected for funding also did not meet the eligibility requirements of the RFA. Application No. 2021-156C, Arthur Mays Senior Villas; Arthur Mays Villas Phase One, LLC (“Arthur Mays”) should not have been deemed eligible.

Southpointe Vista’s Failure to Comply with Principal Disclosure Requirements

33. Southpointe Vista failed to comply with principal disclosure requirements for both the Applicant and Developer.

First Principal Disclosure Level - Applicant

34. Per Section FOUR A.3.c.(2), Page 12 of the RFA, “The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage and also includes samples which may assist the Applicant in completing the required Principals Disclosure Form.”

35. Per the “Frequently Asked Questions Document” which is dated as of 8/4/2020 (“FAQ”), attached as **Exhibit C** and linked in the “Advance Review Process” section of the RFA Webpage, Question 3 of the FAQ asks and answers as follows:

Question 3:

Q: If an Applicant limited partnership or limited liability company has limited partner(s) or member(s) that will act as an investor place-holder(s) ***and*** will also retain a small percentage of ownership, how should it be listed on the form?

A: The ownership percentage for each Principal will be required during the credit underwriting process. Therefore, each limited partner or member ***should*** be listed twice - once as an investor limited partner or investor-member and once as a non-investor limited partner or non-investor member. If the investor-limited partner or investor-member is acting as a placeholder until the investor/syndicator is in place, you may put the words “placeholder” next to the name of the entity or natural person acting as the placeholder for the investor/syndicator.

Ex. C. (Emphasis Added).

36. Southpointe Vista’s responses are deficient as follows. According to the Articles of Organization for the Applicant (MHP FL I, LLC) filed with the Florida Division of Corporations, attached as **Exhibit D**, one of the Members of the Applicant is “William P. McDowell.” At the First Principal Disclosure Level on the Principal Disclosure Form, although William P. McDowell is listed as the placeholder “Investor Member” at the First Principal Disclosure Level, he is not also listed as a Non-Investor Member. *See Ex. E*, “MHP FL I, LLC’s Principal Disclosure for the Applicant.”

37. According to the Housing Credit Equity Proposal letter from Boston Financial included as Attachment 12 of Southpointe Vista's Application, the letter states that "we [Boston Financial] appreciate the opportunity to become an investment partner in Southpointe Vista" and outlines terms upon which "a partnership or limited liability company formed by Boston Financial Investment Management, LP would acquire an interest in the Partnership."

38. It can be inferred based upon the Boston Financial letter, that William P. McDowell was listed on the Principal Disclosure form as the Applicant entity's "Investor Member" as a placeholder, and that Mr. McDowell will be replaced as the "Investor Member."

39. Not listing Mr. McDowell as a "Non-Investor Member" of the Applicant constitutes a material non-disclosure, because William P. McDowell is a Member of the Applicant. Once he is replaced as the placeholder "Investor Member," his Membership interest in the Applicant entity will no longer be reflected in the required disclosure form. This is precisely the type of non-disclosure which FAQ question #3 sought to avoid.

40. Per Section FIVE A.1. of the RFA, a Principal Disclosure Form which identifies all of the Principals of the Applicant and Developer(s) as of the Application Deadline, is one of the specifically-required Eligibility Items. Because the Principal Disclosure Form does not accurately disclose all the Principals of the Applicant, the application is ineligible and should therefore not be the recipient of an allocation under the Urban Center funding goal. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal would be Arthur Mays, but, as demonstrated below, the Arthur Mays Senior Villas Application is deficient as well.

Second Principal Disclosure Level - Applicant

41. Per Section FOUR A.3.c.(2), Page 12 of the RFA “The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage and also includes samples which may assist the Applicant in completing the required Principals Disclosure Form.”

42. Per the file labeled “instructions-rule-definitions-terms-and-conditions-and samples” by Florida Housing, attached as **Exhibit F**, which is dated August 4, 2020 and linked in the “Advance Review Process” section of the RFA Webpage:

1. “Principal” is defined as: “For a limited liability company, each manager and each member of the limited liability company.” (See Section C(3) on Page 3)
2. “The Applicant **must** disclose **all of the Principals of all the entities** identified in paragraph (a) above (second principal disclosure level)” (see Section D(8)(b) on Page 3)
3. “For any **Manager** and/or Member that is **not** a natural person, a Second Principal Disclosure Level is **required.**” (see “Note” at bottom of Page 6)
4. “For each **Manager** and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company ... List the name of each Manager and label each as Manager ... and ... List the name of each Member and label each as Member” (See top of Page 7)

Ex. F. (Emphasis Added).

43. Southpointe Vista’s response is deficient as follows. The Principal Disclosures for the Applicant form (**Ex. E.** “MHP FL I, LLC’s Principal Disclosure for the Applicant”) completely omits any disclosure in the Second Principal Disclosure Level of the Principals of the Manager entity (First Principal Disclosure Level Entity #1) listed in the First Principal Disclosure Level.

44. Per Section FIVE A.1. of the RFA, a Principal Disclosure Form which identifies all of the Principals of the Applicant and Developer(s) as of the Application Deadline, is one of the specifically-required Eligibility Items. Because the Principal Disclosure Form does not accurately

disclose all the Principals of the Applicant, the application is ineligible and should therefore not be the recipient of an allocation under the Urban Center funding goal. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal would be Arthur Mays, but, as demonstrated below, the Arthur Mays Senior is deficient as well.

Third Principal Disclosure Level - Applicant

45. Per Section FOUR A.3.c.(2), Page 12 of the RFA "The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage and also includes samples which may assist the Applicant in completing the required Principals Disclosure Form."

46. Per the file labeled "instructions-rule-definitions-terms-and-conditions-and samples" by Florida Housing, attached as **Exhibit F**, which is dated August 4, 2020 and linked in the "Advance Review Process" section of the RFA Webpage:

1. "Principal" is defined as: "For a limited liability company, each manager and each member of the limited liability company." (See Section C(3) on Page 3)
2. "The Applicant **must** disclose **all of the Principals of all the entities** identified in paragraph (b) above (third principal disclosure level)" (see Section D(8)(c) on Page 3)
3. "For any ... **Manager** ... that is **not** a natural person, a Third Principal Disclosure Level is **required**." (see "Note" at bottom of Page 7)
4. "For each **Manager** and Member of the Applicant that, at the Second Principal Disclosure Level, is a Limited Liability Company ... List the name of each Manager and label each as Manager ... and ... List the name of each Member and label each as Member" (See Pages 7-8)

Ex. F. (Emphasis Added).

47. Southpointe Vista's response is deficient as follows. The Principal Disclosures for the Applicant form (**Ex. E** "MHP FL I, LLC's Principal Disclosure for the Applicant") completely omits any disclosure in the Third Principal Disclosure Level, of the Principals of the three Manager

entities (which are Second Principal Disclosure Level Entity #s 2.A, 2.B and 2.C) listed in the Second Principal Disclosure Level.

48. Per Section FIVE A.1. of the RFA, a Principal Disclosure Form which identifies all of the Principals of the Applicant and Developer(s) as of the Application Deadline, is one of the specifically-required Eligibility Items. Because the Principal Disclosure Form does not accurately disclose all the Principals of the Applicant, the application is ineligible and should therefore not be the recipient of an allocation under the Urban Center funding goal. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal would be Arthur Mays, but, as demonstrated below, the Arthur Mays Application is deficient as well.

Second Principal Disclosure Level - Developer

49. Per Section FOUR A.3.c.(2), Page 12 of the RFA "The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage and also includes samples which may assist the Applicant in completing the required Principals Disclosure Form."

50. Per the file labeled "instructions-rule-definitions-terms-and-conditions-and samples" by Florida Housing, attached as **Exhibit F**, which is dated August 4, 2020 and linked in the "Advance Review Process" section of the RFA Webpage:

1. "Principal" is defined as: "For a limited liability company, each manager and each member of the limited liability company." (See Section C.3. on Page 3)
2. "The Applicant **must** disclose **all of the Principals of all the [Developer] entities** identified in paragraph (a) above (second principal disclosure level)" (see Section D(9)(b) on Page 4)
3. "[Regarding the Second Principal Disclosure Level] For each Manager and Member of the Developer that is a Limited Liability Company ... List the name of each Manager and label each as

Manager ... and ... List the name of each Member and label each as Member” (See Page 11)

Ex. F. (Emphasis Added)

51. Southpointe Vista’s response is deficient as follows. The Principal Disclosures for the Developer form for the MHP FL I Developer, LLC (**Ex. I** “Principal Disclosure for MHP FL I Developer, LLC”) completely omits any disclosure in the Second Principal Disclosure Level of the Principals of the three Manager entities (which are First Principal Disclosure Level Entity #s 1, 3 and 5) listed in the First Principal Disclosure Level.

52. Additionally, per the file labeled “instructions-rule-definitions-terms-and-conditions-and samples” by Florida Housing, attached as **Exhibit F**, which is dated August 4, 2020 and linked in the “Advance Review Process” section of the RFA Webpage:

1. “Principal” is defined as: “For a limited liability company, each manager and each member of the limited liability company.” (See Section C.(3) on Page 3)
2. “The Applicant **must** disclose **all of the Principals of all the [Developer] entities** identified in paragraph (a) above (second principal disclosure level)” (see Section D.(9)(b) on Page 4)

Ex. F. (Emphasis Added).

53. Southpointe Vista’s response is deficient as follows. In the Principal Disclosure for MHP FL I Developer, LLC, the W. Patrick McDowell 2001 Trust and Archipelago Housing, LLC are listed as Managers of MEP Developers, LLC. *See Ex. I* “Principal Disclosure for MHP FL I Developer, LLC.” However, there is *no* Manager listed in MHP FL I Developer, LLC’s Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida, filed with the Florida Division of Corporations for MHP Developers, LLC. *See Ex. G* “MHP Developers, LLC Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida,” attached. The closest titles to Manager as listed on the MHP

Developers, LLC filing are Mr. Shear's title of "MGD" and Mr. McDowell's title of President. Therefore, either: (a) it cannot be substantiated that either the W. Patrick McDowell 2001 Trust or Archipelago Housing, LLC have the authority to serve as Managers of MHP Developers, LLC, and consequently it is unclear who is authorized to manage MHP Developers, LLC, or (b), Mr. Shear and Mr. McDowell should have been disclosed as Managers in the Second Principal Disclosure Level for the Developer but were not.

54. Per Section FIVE A.1. of the RFA, a Principal Disclosure Form which identifies all of the Principals of the Applicant and Developer(s) as of the Application Deadline, is one of the specifically-required Eligibility Items. Because the Principal Disclosure Form does not accurately disclose all the Principals of the Applicant, the application is ineligible and should therefore not be the recipient of an allocation under the Urban Center funding goal.

55. In addition to being ineligible due to the various Principal Disclosure defects, Southpointe Vista should not be awarded the 5 points available to applicants who properly satisfy the Principal Advance Review Process. *See HTG Village View, LLC v. Fla. Housing Fin. Corp.*, DOAH Case No. 18-2156BID ¶ 53 (Fla. DOAH July 27, 2018; FHFC Sep. 14, 2018) (finding that applicant was not eligible for funding and should not have been awarded 5 points for the advance review approval where the applicant omitted a manager from its Principal Disclosure Form). Without these 5 points, Southpointe Vista is out of the funding range.

56. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal would be Arthur Mays, but, as demonstrated below, the Arthur Mays Application is deficient as well.

**Southpointe Vista's Failure to Qualify for Proximity Points for
Community Services It Was Awarded**

57. Southpointe vista did not qualify for the proximity points it was awarded.

58. Applicants receive points based upon proximity to services. Available “proximity points” are outlined on Pages 102 – 104 of the RFA. The “Application Sorting Order” outlined in Section FIVE B.2. on pages 70-71 of the RFA calls for Applicants who qualify for a Proximity Level 1 designation, to be listed above applicants in Proximity Level 2.

59. The methodology for assigning Proximity Level 1 vs Proximity Level 2 is described in Section FOUR A.5.e. on Pages 22-23 of the RFA. Florida Housing’s scoring of the applications in this RFA resulted in a Proximity Level 1 cut-off of 20 points (i.e., a proximity score of 20 points or higher places an applicant in Proximity Level 1, and a proximity score of less than 20 points will place an applicant in Proximity Level 2).

60. Per Section FOUR A.5.e.(4)(c), page 26 of the RFA: “Applicants that wish to receive proximity points for any community service [which includes medical facilities] must provide the name and address for that service, and the distance between the Development Location Point and the location for the service. **The distances between the Development Location Point and the doorway threshold for each service will be the basis for awarding proximity points.**” (Emphasis Supplied).

61. Southpointe Vista’s description of the distance between development location point and the doorway threshold are deficient as follows. On Page 7 of its application, Southpointe Vista omitted the suite number on the address of SMC Medical Center, which is listed as the Medical Facility in proximity to the development. Per its profile on [FloridaHealthfinder.gov](https://www.floridahealthfinder.gov/),² SMC Medical Center has a suite number of 116. Satellite images show that SMC Medical Center is located within a shopping plaza, with several neighboring businesses at the same address. Consequently, without a suite number, it is not possible to identify where within the

² <https://www.floridahealthfinder.gov/facilitylocator/FacilityProfilePage.aspx?id=350130>

address listed for SMC Medical Center the facility's doorway threshold is located, and it is therefore not possible to measure the distance from the Development Location Point to the doorway threshold.

62. As a result, the 3.5 points that Southpointe Vista was awarded for its purported Medical Facility distance should be excluded, leaving a proximity score for the remaining services of 16.5. A proximity score of 16.5 places Southpointe Vista in Proximity Level 2, and therefore out of the funding range.

63. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal would be Arthur Mays, but, as demonstrated below, the Arthur Mays Application is deficient as well.

Arthur Mays Failed to Demonstrate It Is a Legally Formed Entity

64. Arthur Mays's application does not include sufficient evidence to demonstrate it is a legally formed entity.

65. Per Section FOUR A.3.a.(2), page 8 of the RFA, "The Applicant must be a legally formed entity [i.e., limited partnership, limited liability company, etc.] qualified to do business in the state of Florida as of the Application Deadline. Include, as Attachment 2 to Exhibit A, evidence from the Florida Department of State, Division of Corporations, that the Applicant satisfies the foregoing requirements. Such evidence may be in the form of a certificate of status or other reasonably reliable information or documentation issued, published or made available by the Florida Department of State, Division of Corporations."

66. Arthur Mays's evidence that it is a legally formed entity is deficient because the only evidence it provided in Attachment 2 of its application (attached as **Exhibit H**) to demonstrate it is a legally formed entity is a printout of a mere sunbiz.org webpage search inquiry dated October

7, 2020, rather than a certificate of status. A sunbiz.org webpage search inquiry dated October 7, 2020 is not reasonably reliable documentation of Arthur Mays's status as of the November 17, 2020 Application Deadline. Unlike a certificate of status, the sunbiz.org webpage search inquiry submitted by Arthur Mays does not state the duration through which it has paid fees and dues to be an eligible entity in the State of Florida, and therefore Arthur Mays is unable to demonstrate that it is active as of the Application Deadline.

67. Arthur Mays's application, and the two other applications submitted by affiliates of Arthur Mays, were the only applications in this RFA 2020-203 that did not provide a certificate of status from the Division of Corporations within Attachment 2.

68. Similarly, out of *all* 234 applications submitted in response to the five most recent Miami-Dade Housing Credit RFAs issued in 2016, 2017, 2018, 2019 and 2020 (RFA 2016-114, RFA 2017-112, RFA 2018-111, RFA 2019-112 and RFA 2020-203), the Arthur Mays application and other applications submitted by affiliates of Arthur Mays were the *only* applications in response to any of the five most recent Miami-Dade Housing Credit RFAs which included something other than a certificate of status as evidence that the Applicant is a legally formed entity.

69. A mere printout from the search feature of the sunbiz.org website does not constitute the "reasonably reliable information or documentation" which is required to be provided in Attachment 2. That the printout is not reasonably reliable is illustrated by the fact that no applications other than Arthur Mays's application and other applications submitted by affiliates of Arthur Mays presented mere sunbiz.org webpage printouts as evidence the Applicant is a legally formed entity, out of *all* of the past 234 applications submitted in response to Miami-Dade Housing Credit RFAs.

70. Per Section FIVE A.1. of the RFA, page 66 of the RFA, evidence the Applicant entity is legal formed is a specifically-required Eligibility Item and is required to be included in attachment 2 of the application. Because no reliable evidence was included, Arthur Mays's application is ineligible and should therefore not be the recipient of an allocation under the Urban Center funding goal.

71. Based on Florida Housing's application sorting and scoring, the next application to be funded under the Urban Center goal is Hibiscus Grove.

Arthur Mays Failed to Demonstrate Site Control

72. Arthur Mays failed to demonstrate site control in two ways. First, Arthur Mays failed to demonstrate that it is properly prequalified as required by Miami-Dade County in the site control documents Arthur Mays submitted to Florida Housing. Second, the legal description provided in the sublease in Attachment 8 to Arthur May's application does not describe the development site with sufficient clarity.

73. Under Section 4.A.7.a of the RFA, an applicant must demonstrate site control by providing certain documentation as Attachment 8 to its application. (RFA § 4.A.7.a., pp. 35-37). Under Section 5.A.1. of the RFA, only applications that meet all of the eligibility requirements—including the requirement that “[e]vidence of Site Control [is] provided”—will be eligible for funding and considered for funding selection. (RFA § 5.A.1., pp. 66-67). Thus, “the demonstration of site control is a mandatory element of the RFA that cannot be waived.” See *Clearlake Vill. L.P. v. Fla. Housing Fin. Corp.*, DOAH Case No. 15-2394BID ¶ 54 (Fla. DOAH June 25, 2015; FHFC Aug. 17, 2015).

74. One way in which an applicant may comply with the site control requirement is by providing a lease as Attachment 8 which illustrates that the applicant has control of the

development site. (RFA § 4.A.7.a.(3), p. 31 (“The owner of the subject property must be a party to the lease, or a party to one or more intermediate leases, subleases, agreements, or assignments, between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner’s right to lease the property for at least 50 years to the lessee.”).

75. As evidence of site control, Arthur Mays submitted a ground lease between landlord Miami Dade County and tenant Arthur Mays & Naranja Master Tenant, LLC, and a sublease between Arthur Mays & Naranja Master Tenant, LLC and the applicant entity in the Arthur Mays application, Arthur Mays Villas Phase One LLC, subletting the property under the ground lease to the applicant.

76. Pursuant to section 5.7(b) of the underlying ground lease with Miami-Dade County, the tenant, Arthur Mays & Naranja Master Tenant, LLC, has “the right to sublease any part of the Premises or to partially assign this Lease with respect to any part of the Premises (in either case, referred to herein as a *Sublease*) to an entity that is a Qualified Assignee, subject to the approval and consent of Landlord, which will not be unreasonably withheld, conditioned or delayed.” (Ground Lease, § 5.7(b), p. 16 (emphasis added).

77. The ground lease specifically defines the term “qualified assignee” to mean “any individual, corporation, limited liability company, general or limited partnership, joint venture or other entity that is a registered vendor with the Landlord [defined to specifically mean Miami-Dade County] and is not otherwise prohibited by legislation then in effect from doing business with the Landlord or has not otherwise been issued a Limited Denial or Participation, Suspension or Department by any governing local, state or federal agency.” (Ground Lease, § 1.1(v), (mm), pp. 4-5 (emphasis added).

78. Thus, under the site control documents Arthur Mays submitted to Florida Housing, a valid sublease is one given to, in relevant part, a vendor registered with Miami-Dade County.

79. Per Attachment 8 to the Arthur Mays Application, presumably the Tenant “Arthur Mays & Naranja Master Tenant, LLC” was properly prequalified by Miami-Dade County. However, upon information and belief, the applicant, Arthur Mays Villas Phase One, LLC, was not properly prequalified as required by Miami-Dade County and, therefore, the sublease to the applicant entity is invalid.

80. Thus, Arthur Mays’s application should have been deemed ineligible for funding because it did not establish site control.

81. Additionally, Exhibit B to Arthur Mays’s sublease in Attachment 8 of the Arthur Mays application provides the following legal description of the Demised Premises: “Approximately 2.6 acres of the southwest corner of the property described as: ...” followed by a legal description of a much larger +/- 12.35 acre property. (Exh. B to Sublease “Demised Premises”).

82. However, a mere description of a site as “approximately 2.6 acres [portion of a site] at the southwest corner of the property described as [a much larger site]...” is not descriptive enough to identify the Demised Premises upon which the development is proposed to be built. Arthur Mays should have used a metes and bounds description or some other reasonably descriptive means to identify the development site, since only a portion of a larger legal description is being proposed as the development site.

83. Among other things, without a clearer and more specific legal description of the Demised Premises, it is not possible to verify whether the Development Location Point is located within the proposed site.

84. Thus, Arthur Mays has failed to establish site control and should have been deemed ineligible for funding.

Recalibration and Substantial Effect

85. Once Southpointe Vista's and Arthur Mays's ineligible applications are removed, and/or if Southpointe Vista's community service proximity points are excluded, and/or if Southpointe Vista's Principal Advance Review Points are excluded, and Arthur Mays's ineligible application is removed, the Funding Selection Process must be recalibrated. Pursuant to the RFA's sorting order and funding selection process, if Southpointe Vista and Arthur Mays are ineligible, and/or if Southpointe Vista's community service proximity points and/or Principal Advance Review Points are excluded, and Arthur Mays is ineligible, then Hibiscus Grove would be awarded funding;

86. Thus, Hibiscus Grove's substantial interests are affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Hibiscus Grove's ability to obtain funding through the RFA. Consequently, Hibiscus Grove has standing to participate in this proceeding.

Disputed Issues of Material Fact and Law

87. Disputed issues of material fact and law entitle Hibiscus Grove to formal administrative proceedings pursuant to section 120.57(1), Florida Statutes. Disputed facts include, but are not limited to:

- a. Whether Florida Housing's actions in determining that Southpointe Vista was eligible was arbitrary and capricious;
- b. Whether Florida Housing's actions in determining that Southpointe Vista was eligible was contrary to competition;

- c. Whether Florida Housing's actions in determining that Southpointe Vista was eligible was clearly erroneous;
- d. Whether Florida Housing's actions in awarding Southpointe Vista proximity points was arbitrary and capricious;
- e. Whether Florida Housing's actions in awarding Southpointe Vista proximity points was contrary to competition;
- f. Whether Florida Housing's actions in awarding Southpointe Vista proximity points was clearly erroneous;
- g. Whether Florida Housing's actions in determining that Arthur Mays was eligible was arbitrary and capricious;
- h. Whether Florida Housing's actions in determining that Arthur Mays was eligible was contrary to competition;
- i. Whether Florida Housing's actions in determining that Arthur Mays was eligible was clearly erroneous; and
- j. Such other disputed issues as are raised in this proceeding or identified during discovery.

Statutes and Rules Entitling Relief

88. Hibiscus Grove is entitled to relief pursuant to sections 120.569, 120.57(1), and 120.57(3), Florida Statutes, and Florida Administrative Code Chapters 28-106, 28-110 and 67-60.

Ultimate Statement of Facts and Law

89. Southpointe Vista's and Arthur Mays's applications were ineligible for funding because Southpointe Vista failed to disclose principals and/or was awarded proximity points in error, and Arthur Mays failed to demonstrate it is a legally formed entity.

90. A correct application of the RFA's specifications would have resulted in funding of Hibiscus Grove's Application.

91. Hibiscus Grove reserves the right to amend this Petition if additional disputed issues of material fact arise during discovery.

Request for Relief

Hibiscus Grove requests the following relief:

- a. That the Application funding process be halted until this protest is resolved by final agency action;
- b. That Florida Housing provide an opportunity to resolve this Protest by mutual agreement within seven days of the filing of this Petition, as provided in section 120.57(3)(d)1., Florida Statutes;
- c. If this protest cannot be resolved by agreement, that the matter be referred to the Division of Administrative Hearings for formal administrative proceedings involving disputed issues of material fact pursuant to section 120.57(1) and (3), Florida Statutes;
- d. That the assigned administrative law judge determine, as a matter of fact and law, that the application of Southpointe Vista was ineligible for funding, that Southpointe Vista was not entitled to be awarded the 5 points available to applicants who properly satisfy the Principal Advance Review Process, that the application of Arthur Mays was ineligible for funding and that Hibiscus Grove' Application should be funded;
- e. That Florida Housing adopt the administrative law judge's recommendation to fund Hibiscus Grove' Application by final order; and

f. Such other relief as is just and equitable.

Dated on this 15th day of February, 2021.

PARKER, HUDSON, RAINER & DOBBS, LLP

/s/ Seann M. Frazier

Seann M. Frazier

Florida Bar No. 971200

Marc Ito

Florida Bar No. 61463

215 South Monroe Street, Suite 750

Tallahassee Florida 32301

Telephone: (850) 681-0191

sfrazier@phrd.com

mito@phrd.com

CERTIFICATE OF FILING

I HEREBY CERTIFY that on February 15, 2021, a copy of the foregoing has been E-Filed with Ana McGlamory, CP, FCP, FRP, Corporation Clerk, Florida Housing Finance Corporation, 2727 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301 (CorporationClerk@floridahousing.org).

/s/ Seann M. Frazier

Seann M. Frazier

EXHIBIT “A”

RFA 2020-203 Board Approved Preliminary Awards

Total HC Available for RFA	7,420,440.00
Total HC Allocated	8,603,920.00
Total HC Remaining	(1,183,480.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-Designated SADDG Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDG Goal																				
2021-165C*	Residences at SoMI Parc	Alberto Miko, Jr.	Residences at SoMI Parc Developer, LLC	F	171	2,882,000	1	Y	N/A	25	Y	Y	A	20.5	1	Y	Y	Y	Y	1
One Elderly (ALF or Non-ALF) Application																				
2021-143C	Merrick Place	Matthew A. Rieger	HTG Merrick Developer, LLC	E, Non-ALF	120	2,839,920	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	3
One Urban Center Development																				
2021-163C	Southpointe Vista	Christopher L. Shear	MHP FL I Developer, LLC; Magellan Housing LLC	F	124	2,882,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	2

On January 22, 2021, 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.

EXHIBIT “B”



Seann M. Frazier
d: (850) 629-0575
sfrazier@phrd.com

January 27, 2021

RECEIVED

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

JAN 27 2021 11:45 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Protest: RFA 2020-203 – Housing Credit Financing For Affordable
Housing Developments Located In Miami-Dade County

Dear Corporation Clerk:

On behalf of Hibiscus Grove, LP, Application No. 2021-168C, this letter constitutes a Notice of Intent to Protest (“Notice”) the Award Notice and Scoring and Ranking of RFA 2020-203 (“RFA”), posted by the Florida Housing Finance Corporation on January 22, 2021 at 2:50 p.m. This Notice is filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Rules 28-110.003 and 67-60.009, Florida Administrative Code.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing Finance Corporation website on January 22, 2021 at 2:50 p.m. Hibiscus Grove, LP reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes, challenging the approval for funding of application 2021-143C (Merrick Place; HTG Merrick, Ltd.).

Sincerely,



Seann M. Frazier

cc: Hugh Brown, General Counsel

RFA 2020-203 Board Approved Preliminary Awards

Total HC Available for RFA	7,420,440.00
Total HC Allocated	8,603,920.00
Total HC Remaining	(1,183,480.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-Designated SADDG Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points Awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDG Goal																				
2021-165C*	Residences at SoMI Parc	Alberto Miko, Jr.	Residences at SoMI Parc Developer, LLC	F	171	2,882,000	1	Y	N/A	25	Y	Y	A	20.5	1	Y	Y	Y	Y	1
One Elderly (ALF or Non-ALF) Application																				
2021-143C	Merrick Place	Matthew A. Rieger	HFG Merrick Developer, LLC	E, Non-ALF	120	2,839,920	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	3
One Urban Center Development																				
2021-163C	Southpointe Vista	Christopher L. Shear	MHP FL I Developer, LLC; Magellan Housing LLC	F	124	2,882,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	2

On January 22, 2021, 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 67-60.005, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(5), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C	
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Osprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove	
Points Items														
Bookmarking Attachments prior to submission (Section Three, A.2.b.) (5 points)	Joey	5	5	5	5	5	5	5	5	5	5	5	5	
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	Rachael	5	5	5	5	5	5	5	5	5	5	5	5	
3.b.(3)(c) 67ER20-1 Disincentive (5 points)		5	5	5	5	5	5	5	5	5	5	5	5	
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)		5	5	5	5	5	5	5	5	5	5	5	5	5
11. Local Government Contribution Points (5 points)	Tracy	5	5	5	5	5	5	5	5	5	5	5	5	
Total Points (maximum of 25)		25	25	25	25	25	25	25	25	25	25	25	25	
Eligibility Requirements														
Submission Requirements met (section Three, A.)	Joey	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
1. Applicant Certification Form provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Rachael	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.a.(2) Evidence Applicant is a legally formed entity provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(1) Name of Each Developer provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(2) Evidence that each Developer entity is a legally formed entity provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(3)(a) Developer Experience Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.d.(1) Management Company information provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.d.(2) Prior General Management Company Experience Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.e.(1) Authorized Principal Representative provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4.a. Name of Proposed Development provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Osprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove
4.b.(1) Development Category selected	Joey	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Total Proximity Score met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside selection provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart properly completed		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(3) Availability of Sewer demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Geprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA. (Section Five, A.1.)	Liz T	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrears Requirement Met (Section Five, A.1.)	Kenny	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Yes or No	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.a. Per Unit Construction Funding Preference	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Number of Proximity Points awarded	Joey	21	21	19	19	20.5	21	21	22	20	20	18.5	19.5
5.e. Grocery Store Funding Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Transit Service Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Community Service Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	Inspector General's Office	24	30	32	18	12	3	13	49	33	27	39	8
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SAODA Funding Goal? (Section Four, A.1.)	Tracy	Y	N	N	N	N	N	N	Y	Y	N	N	N
5.h. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	Joey	N/A	1	1	1	1	1	2	N/A	1	N/A	1	2
Priority Level													
What is the Application Priority Level?	Rachael	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.i) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
11. Local Government Contribution Points (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
Total Points (maximum of 25)	25	25	25	25	25	25	25	25	25	25	25	25	25
Eligibility Requirements													
Submission Requirements met (section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(3)(a) Developer Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrearage Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Number of Proximity Points awarded	18.5	21	21	20.5	21	21.5	21.5	18.5	19	19	19.5	21.5	20
5.a. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	37	16	29	22	19	15	4	38	40	26	5	6	25
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADDA Funding Goal? (Section Four, A.11)	N	N	N	Y	N	N	N	Y	N	N	Y	N	N
5.b. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	2	N/A	N/A	1	N/A	1	1	N/A	1	2	N/A	N/A	1
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Canterbury Station Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.i) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.1. Local Government Contribution Points (5 points)	5	0	5	5	5	5	5	5	5	5	5	5	5
Total Points (maximum of 25)	25	20	25	25	25	25	25	25	25	25	25	25	25
Eligibility Requirements													
Submission Requirements met (section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(3)(a) Developer Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Cannery Row on Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart, properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Canterbury Station Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrearage Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Number of Proximity Points awarded	20	18.5	20.5	21.5	18.5	20.5	19.5	19	21.5	19.5	22	21.5	14
5.a. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	2	14	1	23	28	11	10	46	45	85	43	41	31
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADDA Funding Goal? (Section Four, A.11)	Y	N	Y	N	N	N	N	N	N	Y	N	Y	N
5.b. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	1	N/A	N/A	1	N/A	1	2	1	1	1	1	1	N/A
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
11. Local Government Contribution Points (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	1
Total Points (maximum of 25)	25	25	25	25	25	25	25	25	25	25	25	25	0
Eligibility Requirements													
Submission Requirements met (Section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.b.(3)(a) Developer Experience Requirement met	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.g. RECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.d.(2) Total Set-Aside Breakdown Chart properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	2
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Financial Arrearage Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
All Eligibility Requirements Met?	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	4
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Number of Proximity Points awarded	16	21	16.5	19.5	15.5	21	20.5	17	20	21	21	21	
5.e. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Lottery Number	42	44	7	21	36	47	9	17	50	34	20	48	
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADBAs Funding Goal? (Section Four, A.1.)	N	Y	N	N	Y	Y	N	N	N	Y	N	N	14
5.h. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	1	1	23
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	50



Seann M. Frazier
d: (850) 629-0575
sfrazier@phrd.com

January 27, 2021

RECEIVED

JAN 27 2021 11:45 AM

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

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Protest: RFA 2020-203 – Housing Credit Financing For Affordable
Housing Developments Located In Miami-Dade County

Dear Corporation Clerk:

On behalf of Hibiscus Grove, LP, Application No. 2021-168C, this letter constitutes a Notice of Intent to Protest (“Notice”) the Award Notice and Scoring and Ranking of RFA 2020-203 (“RFA”), posted by the Florida Housing Finance Corporation on January 22, 2021 at 2:50 p.m. This Notice is filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Rules 28-110.003 and 67-60.009, Florida Administrative Code.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing Finance Corporation website on January 22, 2021 at 2:50 p.m. Hibiscus Grove, LP reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes, challenging the approval for funding of application 2021-163C (Southpointe Vista; MHP FL I, LLC).

Sincerely,



Seann M. Frazier

cc: Hugh Brown, General Counsel

RFA 2020-203 Board Approved Preliminary Awards

Total HC Available for RFA	7,420,440.00
Total HC Allocated	8,603,920.00
Total HC Remaining	(1,183,480.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-Designated SADDG Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points Awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDG Goal																				
2021-165C*	Residences at SoMI Parc	Alberto Miko, Jr.	Residences at SoMI Parc Developer, LLC	F	171	2,882,000	1	Y	N/A	25	Y	Y	A	20.5	1	Y	Y	Y	Y	1
One Elderly (ALF or Non-ALF) Application																				
2021-143C	Merrick Place	Matthew A. Rieger	HFG Merrick Developer, LLC	E, Non-ALF	120	2,839,920	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	3
One Urban Center Development																				
2021-163C	Southpointe Vista	Christopher L. Shear	MHP FL I Developer, LLC; Magellan Housing LLC	F	124	2,882,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	2

On January 22, 2021, 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 67-60.005, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(5), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C	
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Osprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove	
Points Items														
Bookmarking Attachments prior to submission (Section Three, A.2.b.) (5 points)	Joey	5	5	5	5	5	5	5	5	5	5	5	5	
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	Rachael	5	5	5	5	5	5	5	5	5	5	5	5	
3.b.(3)(c) 67ER20-1 Disincentive (5 points)		5	5	5	5	5	5	5	5	5	5	5	5	
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)		5	5	5	5	5	5	5	5	5	5	5	5	5
11. Local Government Contribution Points (5 points)	Tracy	5	5	5	5	5	5	5	5	5	5	5	5	
Total Points (maximum of 25)		25	25	25	25	25	25	25	25	25	25	25	25	
Eligibility Requirements														
Submission Requirements met (section Three, A.)	Joey	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
1. Applicant Certification Form provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Rachael	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.a.(2) Evidence Applicant is a legally formed entity provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(1) Name of Each Developer provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(2) Evidence that each Developer entity is a legally formed entity provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.b.(3)(a) Developer Experience Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.d.(1) Management Company information provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.d.(2) Prior General Management Company Experience Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3.e.(1) Authorized Principal Representative provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4.a. Name of Proposed Development provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Oprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove
4.b.(1) Development Category selected	Joey	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Total Proximity Score met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside selection provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart properly completed		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(3) Availability of Sewer demonstrated		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	Contributor/ Reporter	2021-138C	2021-139C	2021-140C	2021-141C	2021-142C	2021-143C	2021-144C	2021-145C	2021-146C	2021-147C	2021-148C	2021-149C
Development Name		Parkview	Waters Edge	Ambar Club	Ambar Club Residences	Parc Tower	Merrick Place	Capri Place	Osprey Landing	Sierra Bay	Liberty Renaissance	Sierra Meadows	Whaler's Cove
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA. (Section Five, A.1.)	Liz T	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrearage Requirement Met (Section Five, A.1.)	Kenny	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Yes or No	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.a. Per Unit Construction Funding Preference	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Number of Proximity Points awarded	Joey	21	21	19	19	20.5	21	21	22	20	20	18.5	19.5
5.e. Grocery Store Funding Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Transit Service Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Community Service Preference		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	Inspector General's Office	24	30	32	18	12	3	13	49	33	27	39	8
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SAODA Funding Goal? (Section Four, A.1.)	Tracy	Y	N	N	N	N	N	N	Y	Y	N	N	N
5.h. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	Joey	N/A	1	1	1	1	1	2	N/A	1	N/A	1	2
Priority Level													
What is the Application Priority Level?	Rachael	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.i) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
11. Local Government Contribution Points (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
Total Points (maximum of 25)	25	25	25	25	25	25	25	25	25	25	25	25	25
Eligibility Requirements													
Submission Requirements met (section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(3)(a) Developer Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-150C	2021-151C	2021-152C	2021-153C	2021-154C	2021-155C	2021-156C	2021-157C	2021-158C	2021-159C	2021-160C	2021-161C	2021-162C
Development Name	Windmill Farms	Ambar Centro	Fisherman Cove	Vista at Aventura	City Terrace	Healthcare Senior Housing	Arthur Mays Senior Villas	Cordova Estates	Residences at Dixie Park	Heritage at Park View	Stirrup Plaza Phase Three	Cutler Heights	Southpointe Senior
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrearage Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Number of Proximity Points awarded	18.5	21	21	20.5	21	21.5	21.5	18.5	19	19	19.5	21.5	20
5.a. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	37	16	29	22	19	15	4	38	40	26	5	6	25
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADDA Funding Goal? (Section Four, A.11)	N	N	N	Y	N	N	N	Y	N	N	Y	N	N
5.b. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	2	N/A	N/A	1	N/A	1	1	N/A	1	2	N/A	N/A	1
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Canterbury Station Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.i) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	5
3.1. Local Government Contribution Points (5 points)	5	0	5	5	5	5	5	5	5	5	5	5	5
Total Points (maximum of 25)	25	20	25	25	25	25	25	25	25	25	25	25	25
Eligibility Requirements													
Submission Requirements met (section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.b.(3)(a) Developer Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Cannery Row on Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. BECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.d.(2) Total Set-Aside Breakdown Chart, properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

RFA 2020-203 Scoring Sheets

Scoring Items	2021-163C	2021-164C	2021-165C	2021-166C	2021-167C	2021-168C	2021-169C	2021-170C	2021-171C	2021-172C	2021-173C	2021-174C	2021-175C
Development Name	Southpointe Vista	Liberty Square Phase Five	Residences at SoMI Parc	Laurel Club	Melrose Terrace	Hibiscus Grove	Elizabeth Park	Cutler Manor II	Canterbury Station Redlands Crossing Phase II	Catalyst at Goulds	Pinnacle at Bahia Estates	Pinnacle at Water's Edge	Serenity Grove, LLC
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrearage Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Number of Proximity Points awarded	20	18.5	20.5	21.5	18.5	20.5	19.5	19	21.5	19.5	22	21.5	14
5.a. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.a. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number	2	14	1	23	28	11	10	46	45	85	43	41	31
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADDA Funding Goal? (Section Four, A.11)	Y	N	Y	N	N	N	N	N	N	Y	N	Y	N
5.b. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	1	N/A	N/A	1	N/A	1	2	1	1	1	1	1	N/A
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	1

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
Points Items													
Bookmarking Attachments prior to submission (Section Three, A.2.b.) (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.b.(3)(b) Developer Experience Withdrawal Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.b.(3)(c) 67ER20-1 Disincentive (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	0
11. Local Government Contribution Points (5 points)	5	5	5	5	5	5	5	5	5	5	5	5	1
Total Points (maximum of 25)	25	25	25	25	25	25	25	25	25	25	25	25	0
Eligibility Requirements													
Submission Requirements met (Section Three, A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
1. Applicant Certification Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
2.a. Demographic Commitment selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.a.(1) Name of Applicant provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.a.(2) Evidence Applicant is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
3.b.(1) Name of Each Developer provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.b.(3)(a) Developer Experience Requirement met	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.d.(1) Management Company information provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.d.(2) Prior General Management Company Experience Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
3.e.(1) Authorized Principal Representative provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.a. Name of Proposed Development provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
4.b.(1) Development Category selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.b.(2) Development Category Qualifying Conditions met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.c. Development Type provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.b. Address of Development Site provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.c. Question whether a Scattered Sites Development answered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.d.(1) Development Location Point provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.d.(2) Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Minimum Transit Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.a. Minimum Total Proximity Score met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.f. Mandatory Distance Requirement met	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.g. RECAP Conditions met, if applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.a. Total Number of Units provided and within limits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.b. Number of new construction units and rehabilitation units provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.c. Occupancy status of any existing units provided, if Rehabilitation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.d.(1) Minimum Set-Aside election provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.d.(2) Total Set-Aside Breakdown Chart properly completed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.e. Unit Mix provided and meets requirements	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
6.f. Number of residential buildings provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.a. Evidence of Site Control provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(1) Appropriate Zoning demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(2) Availability of Water demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
7.b.(4) Availability of Sewer demonstrated	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
8.d. Green Building Certification or minimum additional Green Building Features selected, as applicable	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
9. Minimum number of Resident Programs selected	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
10.a. Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	2
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0

RFA 2020-203 Scoring Sheets

Scoring Items	2021-176C	2021-177C	2021-178C	2021-179C	2021-180C	2021-181C	2021-182C	2021-183C	2021-184C	2021-185C	2021-186C	2021-187C	COUNT
Development Name	Wellspring	Wynwood 21 Apartments	The Villages Apartments, Phase II	Heritage at Opa Locka	Royal Pointe	Aventura 25	The Enclave at Rio	Metro Grande II	North Bay Senior Apartments	Victoria Breeze	Quail Roost Transit Village III	Quail Roost Transit Village II	
Verification of no prior acceptance to an invitation to enter credit underwriting for the same Development in a previous RFA (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Verification of no recent de-obligations (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Financial Arrears Requirement Met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
All Eligibility Requirements Met?	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	4
Tie-Breakers													
10.e. Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
4.b.(4) Development Category Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Number of Proximity Points awarded	16	21	16.5	19.5	15.5	21	20.5	17	20	21	21	21	
5.e. Grocery Store Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Transit Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
5.e. Community Service Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Florida Job Creation Preference (Item 4 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	0
Lottery Number	42	44	7	21	36	47	9	17	50	34	20	48	
Goal													
If the Applicant selected the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / SADBAs Funding Goal? (Section Four, A.1.1)	N	Y	N	N	Y	Y	N	N	N	Y	N	N	14
5.h. If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	1	1	23
Priority Level													
What is the Application Priority Level?	1	1	1	1	1	1	1	1	1	1	1	1	50

EXHIBIT “C”

Principals of the Applicant and Developer(s) Disclosure Form ("Principals Disclosure Form")

Frequently Asked Questions

1. Q: How do I list the officers for a limited partnership (LP) or limited liability company (LLC)?
A: Florida Housing is aware that an LP or LLC may include officers. However, for purposes of the definition of Principals in subsection 67-48.002(94), F.A.C., officers of an LP and LLC are not considered to be Principals.
2. Q: If an Applicant or Developer corporation or a Public Housing Authority does not have a position called Executive Director, but it does have a comparable position with a different title that is not included on the drop-down pick-list, how should the position be identified on the form?
A: For any position that is comparable to an Executive Director (e.g., President, Chief Executive Officer, etc.), Executive Director should be selected as the Type of Principal.
3. Q: If an Applicant limited partnership or limited liability company has limited partner(s) or member(s) that will act as an investor place-holder(s) and will also retain a small percentage of ownership, how should it be listed on the form?
A: The ownership percentage for each Principal will be required during the credit underwriting process. Therefore, each limited partner or member should be listed twice - once as an investor-limited partner or investor-member and once as a non-investor limited partner or non-investor-member. If the investor-limited partner or investor-member is acting as a placeholder until the investor/syndicator is in place, you may put the words "placeholder" next to the name of the entity or natural person acting as the placeholder for the investor/syndicator.
4. Q: If the Applicant entity is a member managed limited liability company, how should it be reflected on the form since there is no "member-manager" choice at the First Principal Disclosure Level?
A: Each member-manager entity/person should be listed twice – once as a non-investor member and once as a manager. If Housing Credits are being requested, the investor-member(s) must also be listed in order for the form to be approved for a Housing Credit Application. If the investor-limited partner or investor-member is acting as a placeholder until the investor/syndicator is in place, you may put the words "placeholder" next to the name of the entity or natural person acting as the placeholder for the investor/syndicator.
5. Q: If Principals associated with a Principal entity consist of natural person shareholders who own stock in the Principal entity as joint tenants (including tenants by the entirety or tenants in common), how should the joint tenants be shown on the form so that the natural person requirement is met?
A: The names of the joint tenants **must not** be listed as one entry. The name of each joint tenant must be listed as a separate natural person entry. For example, if the stock is held by Adam A. Jones and Patty L. Jones, husband and wife, as tenants by the entirety, enter Jones, Adam A., as one entry, and Jones, Patty L., as a separate entry. Only the names are required to be listed; it is not necessary to include or add language describing the joint tenancy.
6. Q: If a Principal in the Developer organizational structure is a non-trust retirement account, how should this be reflected on the form?

A: For the Developer, any shareholder or member can be listed as a non-trust retirement account. If a non-trust retirement account is identified at the Developer First Principal Disclosure Level, the beneficiaries must be identified at the Second Principal Disclosure Level. If a non-trust retirement account is identified at the Developer Second Principal Disclosure Level, no further disclosure is required.

7. Q: When a Principals Disclosure Form is approved through the Advance Review Process, what do the approval stamps “Approved for Housing Credit Application” and “Approved for Non-Housing Credit Application” mean?

A: The stamp “Approved for Housing Credit Application” means that the Principals Disclosure Form meets the Applicant Principals requirements for any combination of FHFC funding that includes Housing Credit funding and the stamp “Approved for Non-Housing Credit Application” means that the Principals Disclosure form meets the Applicant Principals requirements for funding that does not include Housing Credits (i.e., SAIL only or HOME only).

If a proposed Development will include Housing Credits as a source of financing, investor limited partner(s) or investor-member(s) must be included in the organizational structure of the Applicant entity and must be disclosed at the First Principal Disclosure Level. This requirement includes Competitive Housing Credits (9% and, if applicable 4%) and Non-Competitive Housing Credits (4% to be used with Tax-Exempt Bonds). When a Principals Disclosure Form that includes investor(s) at the First Principal Disclosure Level is approved through the Advance Review Process, the Form will be stamped “Approved for Housing Credit Application”.

When a Principals Disclosure Form that does not include investor(s) at the First Principal Disclosure Level is approved through the Advance Review Process, the Form will be stamped “Approved for Non-Housing Credit Application” and the Form will be acceptable **only** for a RFA submission that does not include Housing Credits.

Any Principals Disclosure Form submittal that has not been approved through the Advance Review Process (i) must include investor-limited partner(s) or investor-member(s) in the organizational structure of the Applicant entity and such investor(s) must be disclosed at the First Principal Disclosure Level if the funding includes Housing Credits (Competitive or Non-Competitive) or (ii) must not include investor-limited partner(s) or investor-member(s) in the organizational structure of the Applicant entity if the funding does not include Housing Credits.

8. Q: If a Developer entity has multiple officers that need to be disclosed at the Second Principal Disclosure Level, but there are not enough rows to accommodate all of the entries, what should the Applicant do?

A: For any Developer disclosures at the Second Principal Disclosure Level that require more than the 60 rows provided on the form, the Applicant should (i) list as many as believed necessary in the rows provided, (ii) include a note within the “Enter Name of Second Level Principal” column advising that another set of Developer disclosure levels is necessary and is continued at the next Developer disclosure level, (iii) at the second set of Developer disclosure levels, enter the same Developer name as provided in the initial set of Developer disclosure levels with a “continued” notation, and then, at the second set of Developer disclosure levels, complete the First Disclosure Level in its entirety again, and (iv) enter the remaining Principals not already disclosed in the initial set of Developer disclosure levels.

9. Q: When disclosing the beneficiaries of a Trust, must only beneficiaries of a majority age be disclosed? Does the Rule allow for beneficiaries of non-majority age?

A: There may be beneficiaries of non-majority age. However, only beneficiaries that are of majority age (18 years of age or older) as of the Application Deadline must be disclosed on the Principals Disclosure Form.

10. Q: The Public Housing Authority does not have officers and directors, only Commissioners that serve the same roles as officers and directors. How must the Principals of the Public Housing Authority be disclosed?

A: “Commissioner” may be selected in the drop down box for officers and directors. The Applicant should indicate on the Principal Disclosure Form that the Public Housing Authority does not have officers and directors, but only Commissioners that serve the same roles. An Executive Director must still be identified.

EXHIBIT “D”

L20W0310163
Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

2020 OCT -9 PM 3:30

RECEIVED

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

**FLORIDA LIMITED LIABILITY CO.
MHP FL I, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	05
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OCT. 12 2020
T. SCOTT

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STATE
HALL COUNTY FLORIDA

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:

MHP FL I, LLC

Article II. Address

The street address of the Company's initial principal office is:

601 Brickell Key Drive, Suite 700
Miami FL 33131

Article III. Mailing Address

The mailing address of the Company's is:

601 Brickell Key Drive, Suite 700
Miami FL 33131

Article IV. Registered Agent

The name and address of the Company's registered agent is:

Christopher Shear
601 Brickell Key Drive, Suite 700
Miami FL 33131

FILED
2020 OCT -9 AM 11:28
STATE OF FLORIDA
COUNTY OF MIAMI

Article V. Management

This will be a manager-managed company. The name address of each manager is:

MHP FL I Manager, LLC
601 Brickell Key Drive, Suite 700, Miami FL 33131

Article VI. Membership

The name and addresses of the members of the company are:

William Patrick McDowell
601 Brickell Key Drive, Suite 700, Miami FL 33131

MHP FL I Manager, LLC
601 Brickell Key Drive, Suite 700, Miami FL 33131

Article VII. Officers

The name and addresses of the company's officers are:

CEO: William Patrick McDowell
601 Brickell Key Drive, Suite 700, Miami FL 33131

President: Kenneth Lee
601 Brickell Key Drive, Suite 700, Miami FL 33131

Chief Operating Officer: Christopher Shear
601 Brickell Key Drive, Suite 700, Miami FL 33131

Chief Financial Officer & Secretary: Mario A. Sario
601 Brickell Key Drive, Suite 700, Miami FL 33131

Article VIII. Company Existence

The Company's existence shall begin effective as of October 8th, 2020.

The undersigned authorized representative of a member executed these Articles of Organization on October 8th, 2020.



CORPORATE CREATIONS INTERNATIONAL
Diana Serra, Vice President
By: Carlos Alvarez, as attorney-in-fact

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

MHP FL I, LLC

REGISTERED AGENT/OFFICE:

Christopher Shear
601 Brickell Key Drive, Suite 700
Miami FL 33131

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



Christopher Shear

By: Carlos Alvarez, as attorney-in-fact

Date: October 8th, 2020

EXHIBIT “E”

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 9.30.20; Approved 10.1.20

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

MHP FL I, LLC

WILLIAM P. McDOWELL SHOULD ALSO BE LISTED AS A NON-INVESTOR MEMBER (PER FAQ #3)

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Manager	MHP FL I Manager, LLC	Limited Liability Company
2.	Non-Investor Member	MHP FL I Manager, LLC	Limited Liability Company
3.	Investor Member	McDowell, William P.	Natural Person

Second Principal Disclosure Level:

MHP FL I, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
2. (MHP FL I Manager, LLC)	2.A. Manager	W. Patrick McDowell 2001 Trust	Trust
2. (MHP FL I Manager, LLC)	2.B. Manager	Archipelago Housing, LLC	Limited Liability Company
2. (MHP FL I Manager, LLC)	2.C. Manager	Shear Holdings, LLC	Limited Liability Company
2. (MHP FL I Manager, LLC)	2.D. Member	W. Patrick McDowell 2001 Trust	Trust
2. (MHP FL I Manager, LLC)	2.E. Member	Archipelago Housing, LLC	Limited Liability Company
2. (MHP FL I Manager, LLC)	2.F. Member	Shear Holdings, LLC	Limited Liability Company

Third Principal Disclosure Level:

MHP FL I, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified. Must be either a Natural Person or a Trust
2.D. (W. Patrick McDowell 2001 Trust)	2.D.(1) Trustee	McDowell, William P.	Natural Person
2.D. (W. Patrick McDowell 2001 Trust)	2.D.(2) Beneficiary	McDowell, William P.	Natural Person
2.E. (Archipelago Housing, LLC)	2.E.(1) Manager	Lee, Kenneth P.	Natural Person
2.E. (Archipelago Housing, LLC)	2.E.(2) Member	Lee, Kenneth P.	Natural Person
2.E. (Archipelago Housing, LLC)	2.E.(3) Member	Lee, Michael C.	Natural Person
2.F. (Shear Holdings, LLC)	2.F.(1) Manager	Shear, Christopher L.	Natural Person
2.F. (Shear Holdings, LLC)	2.F.(2) Member	Shear, Christopher L.	Natural Person

PRINCIPALS FOR FIRST LEVEL ENTITY #1 NOT DISCLOSED

PRINCIPALS FOR SECOND LEVEL ENTITY #S 2.A., 2.B., + 2.C. NOT DISCLOSED

EXHIBIT “F”

FLORIDA HOUSING FINANCE CORPORATION (CORPORATION)

CONTINUOUS ADVANCE REVIEW PROCESS FOR DISCLOSURE OF APPLICANT AND DEVELOPER PRINCIPALS

Applicants responding to the Non-Competitive Application and most of the upcoming RFAs issued by the Corporation will be required to complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), which is available on the Non-Competitive webpage and the webpage for each particular RFA. The Applicant must disclose on the form the Principals of the Applicant and each Developer, as required by the following instructions and the applicable program rule(s) (i.e., Rule Chapter 67-48, F.A.C., and/or Rule Chapter 67-21, F.A.C.).

To assist Applicants in meeting the Principals disclosure requirements, the Corporation offers a courtesy Advance Review Process. Under this process, the Corporation will review the Applicant's completed form and provide feedback. Applicants are not required to participate in the Advance Review Process in order to submit an Application in response to any RFA. This process is provided solely as a courtesy by the Corporation. The Advance Review Process Terms and Conditions are outlined in Item A below. Applicants may complete the form and submit it to the Corporation for review subject to the Disclosure Instructions outlined in Section B below and the Rule definitions outlined in Section C below. Sample charts and examples are provided in Section D below. In addition, the Corporation has provided Frequently Asked Questions (FAQ) on the Non-Competitive Application webpage and the webpage for each particular RFA, which may be updated from time to time.

A. Advance Review Process

The Corporation will review a completed Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), hereunder referred to as the "Principals Disclosure Form", subject to the following terms and conditions:

1. The Corporation's review of a completed Principals Disclosure Form will be subject to the same review standards as in the Non-Competitive Application or RFA, as applicable.
2. An Applicant may submit its initial Principals Disclosure Form and any corrected Principals Disclosure Form, only in the form of an Excel file, for review to the Corporation by electronic mail (email) to FHFCAdvanceReview@floridahousing.org. An initial Principals Disclosure Form and any corrected Principals Disclosure Form submitted to the Corporation by any other means or in any form other than an Excel file will not be reviewed under the Advance Review Process by the Corporation.
3. The Applicant's email transmittal must include a contact person and email address for purposes of any response by the Corporation.
4. Corporation staff will review the Applicant's Principals Disclosure Form and notify the Applicant of any deficiency by email directed to the contact person at the email address provided by the Applicant. If the Applicant's contact email address is incomplete or if the Corporation's email is returned as undeliverable, the Corporation will make no further attempt to notify the Applicant.
5. The Corporation will only consider an initial or corrected Principals Disclosure Form that is transmitted in the form of an Excel file to the email address as specified by the Corporation.
6. The Corporation shall notify the Applicant's contact person if the Principals Disclosure Form is approved. As evidence of the Corporation's approval of a Principals Disclosure Form (whether it be the Applicant's initial form submittal, or a revised form submitted by the Applicant in response to a notice of deficiency previously issued by the Corporation), the approved Principals Disclosure Form shall be stamped (a) with the date it was received by the Corporation and (b) the date it was approved by the Corporation, for that purpose ("Stamped Principals Disclosure Form"). The received and approval stamps will be inserted in the upper right-hand corner of each page of the Principals Disclosure Form for both the Applicant and the

Developer(s). The Stamped Principals Disclosure Form shall be transmitted via email to the Applicant's contact person. The approved Principals Disclosure form will be locked and no further changes can be made to the approved form by the Applicant.

7. At the time the Application to which the Principals Disclosure Form applies is submitted to the Corporation, the Applicant must upload the Excel form along with the Application and Development Cost Pro Forma. The Corporation will only review the Stamped Principals Disclosure Form uploaded with the Application submittal to the extent necessary to confirm that it consists entirely of materials approved by the Corporation and is for the Applicant and Developer(s) stated in the Application; otherwise, the Corporation shall accept the Stamped Principals Disclosure Form as meeting the applicable requirements of the applicable RFA.

In a case where the Applicant does not have a Stamped Principals Disclosure Form (i.e., the Applicant participated in the Advance Review Process but did not receive a Stamped Principals Disclosure Form, or the Applicant chose not to participate in the Advance Review Process), an Applicant must complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) and upload the form as part of its Application submittal.

8. The courtesy Advance Review Process is an open, ongoing process and an Applicant may submit an initial Principals Disclosure Form or a corrected Principals Disclosure Form at any time. Applicants electing to participate in the Advance Review Process are responsible for submitting information to the Corporation in a timely manner in order to meet any applicable Application deadline. As the Advance Review Process is provided as a courtesy by the Corporation, the Corporation is under no obligation to respond within any specific timeframe. It is the Applicant's sole responsibility to submit the required information in response to an RFA by the applicable Application deadline, and in accordance with any Advance Review deadline outlined in the RFA.

Once a Stamped Principals Disclosure Form is received by the Applicant, it may be included in future RFA submissions, provided (a) the information stated on the Stamped Principals Disclosure Form is correct for the particular Application submission and, (b) the correct version of the form is provided pursuant to the RFA instructions.

B. Disclosure Instructions - Principals for the Applicant and for each Developer

For each Request for Applications (RFA) requiring the disclosure of Applicant and Developer Principals, the Applicant must complete and upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as a part of the RFA submission, identifying the Principals for the Applicant and the Principals for each Developer, as follows:

1. For a Limited Partnership, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development.
2. For a Limited Liability Company, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development.
3. For all other entities, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline.

C. Rule Definitions for Applicant, Developer and Principal

1. "Applicant" is defined as follows:

Subsection 67-48.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule

Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rules 67-48.0105, 67-48.0205 and 67-48.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a legally formed corporation, limited partnership or limited liability company.

Subsection 67-21.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rule 67-21.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a legally formed corporation, limited partnership or limited liability company.

2. "Developer" is defined in subsections 67-48.002(28) and 67-21.002(30), F.A.C., as follows:

"Developer" means any individual, association, corporation, joint venturer, or partnership which possesses the requisite skill, experience, and credit worthiness to successfully produce affordable housing as required in the Application.

3. "Principal" is defined in subsections 67-48.002(93) and 67-21.002(85), F.A.C., as follows:

(94) "Principal" means:

- (a) For a corporation, each officer, director, executive director, and shareholder of the corporation.
- (b) For a limited partnership, each general partner and each limited partner of the limited partnership.
- (c) For a limited liability company, each manager and each member of the limited liability company.
- (d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.
- (e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

D. Sample Charts and Examples

Disclosure requirements for the Applicant and each Developer are outlined in subsections 67-48.0075, and 67-21.0025, F.A.C., as follows:

- (8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:
 - (a) The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level). For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;
 - (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);
 - (c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust, all of the Principals must be natural persons; and
 - (d) If any of the entities identified in (c) above are a trust, the Applicant must disclose all of the Principals of the trust (fourth principal disclosure level), all of whom must be natural persons.
- (9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:

- (a) The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and
- (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).

To assist the Applicant in completing the Principals Disclosure Form, the Corporation has developed a decision tree chart as well as samples designed to illustrate the acceptable format for listing Principals for the Applicant and for each Developer. The chart and samples are set out below for easy reference.

1. Principal Disclosures for the Applicant and each Developer:

The Corporation is providing the following charts and examples to assist the Applicant in completing the required Principals Disclosure Form identifying the Principals for the Applicant and for each Developer. The terms Applicant, Developer and Principal are defined in Section C above and in Rules 67-48.002 and 67-21.002, F.A.C.

Section a.(1) below outlines the required information concerning the ownership structure for the Applicant entity. By the Third Principal Disclosure Level, all Principals of the Applicant entity, with the exception of a trust disclosed at the Third Principal Disclosure Level, must be natural persons (e.g., Samuel S. Smith). If a trust is disclosed at the Third Principal Disclosure Level, the Trustee and all Beneficiaries of majority age must be natural persons by the Fourth Principal Disclosure Level.

Section a.(2) below outlines the required information concerning the ownership structure of each Developer entity.

a. Charts:

(1) For the Applicant entity:

(a) Limited Partnership:

If the Applicant entity is a Limited Partnership, identify the Applicant Limited Partnership by name

and

(i) First Principal Disclosure Level:

List the Name of each General Partner of the Applicant Limited Partnership and label each as General Partner	and	List the name of each Limited Partner of the Applicant Limited Partnership and label each as either non-investor Limited Partner or investor Limited Partner (i.e., equity provider and/or placeholder), as applicable
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Note: For any General Partner and/or Limited Partner that is a natural person, no further disclosure is required. For any General Partner and/or Limited Partner that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity can include a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, a Public Housing Authority (PHA), and/or a natural person.

For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity must be natural persons and cannot involve any type of entity except a Trust.

For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
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List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and

List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and		and/or
		List the name of each Shareholder and label each as Shareholder		List the name of each Executive Director, and label each as Executive Director
				and
				List the name of each Commissioner and label each as Commissioner

- (iv) If any Party involved in a General Partner or Limited Partner entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Partnership entity.

- (b) Limited Liability Company:

If the Applicant entity is a Limited Liability Company, identify the Applicant Limited Liability Company by name

and

- (i) First Principal Disclosure Level:

List the name of each Manager of the Applicant Limited Liability Company and label each as either non-investor Manager or investor Manager (i.e., equity provider and/or placeholder), as applicable	and	List the name of each Member of the Applicant Limited Liability Company and label each as either non-investor Member or investor Member (i.e., equity provider and/or placeholder), as applicable
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Note: For any Manager and/or Member that is a natural person, no further disclosure is required. **For any Manager and/or Member that is not a natural person, a Second Principal Disclosure Level is required.**

and

(ii) **Second Principal Disclosure Level:**

At the Second Principal Disclosure Level, the parties involved in each Manager and Member entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, Trust, PHA, and/or a natural person.

For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is not a natural person, a Third Principal Disclosure Level is required.

and

(iii) **Third Principal Disclosure Level:**

By the Third Principal Disclosure Level, the parties involved in each Manager and Member entity must be natural persons and cannot involve any type of entity except a Trust.

For each Manager and Member that, at the Second Disclosure Level, is a Limited Partnership:	For each Manager and Member that, at the Second Disclosure Level, is a Limited Liability Company:	For each Manager and Member that, at the Second Disclosure Level, is a Corporation:	For each Manager and Member that, at the Second Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the Second Principal Disclosure Level, is a PHA:

List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

- (iv) If any party involved in Manager or Member entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Liability Company entity.

(c) Corporation:

If the Applicant entity is a Corporation, identify the Applicant Corporation by name

and

(i) First Principal Disclosure Level:

List the name of each Officer/Director of the Applicant Corporation and label each as Officer/Director	and	List the name of each Executive Director of the Applicant Corporation and label each as Executive Director	and	List the name of each Shareholder
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Note: For any Shareholder that is a natural person, no further disclosure is required. For any Shareholder that is not a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each Shareholder entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, PHA, and/or a natural person.

For each Shareholder that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Shareholder that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder that, at the First Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the First Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each Shareholder entity must be natural persons and cannot involve any type of entity except a Trust.

For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the Second Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the Second Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director

and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and		and/or
		List the name of each Shareholder and label each as Shareholder		List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

- (iv) If any party involved in a shareholder entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Corporation entity.

(2) For Each Developer entity:

For purposes of the Developer entities disclosed by the Second Principal Disclosure Level, there is no requirement that such parties be limited to natural persons.

- (a) If the Developer entity is a Limited Partnership, identify the Developer Limited Partnership entity by name

and

- (i) First Principal Disclosure Level:

List the Name of each General Partner of the Developer Limited Partnership and label each as a General Partner	and	List the name of each Limited Partner of the Developer Limited Partnership and label each as a Limited Partner
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Note: For any General Partner and/or Limited Partner that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

- (ii) Second Principal Disclosure Level:

For each General Partner or Limited Partner of the Developer that is a Limited Partnership:	For each General Partner or Limited Partner of the Developer that is a Limited Liability Company:	For each General Partner or Limited Partner of the Developer that is a Corporation:	For each General Partner and Limited Partner of the Developer that is a PHA:
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List the name of all General Partners and label each as General Partner	List the name of all Managers and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(b) If the Developer entity is a Limited Liability Company, identify the Developer Limited Liability Company by name

and

(i) First Principal Disclosure Level:

List the name of each Manager of the Developer Limited Liability Company and label each as a Manager	and	List the name of each Member of the Developer Limited Liability Company and label each as Member
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Note: For any Manager and/or Member that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

(ii) **Second Principal Disclosure Level:**

For each Manager and Member of the Developer that is a Limited Partnership:	For each Manager and Member of the Developer that is a Limited Liability Company:	For each Manager and Member of the Developer that is a Corporation:	For each Manager and Member of the Developer that is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and

	List the name of each Commissioner and label each as Commissioner
--	---

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(c) If the Developer entity is a Corporation, identify the Developer Corporation by name and

(i) First Principal Disclosure Level:

List the name of each Officer of the Developer Corporation	and	List the name of each Director of the Developer Corporation	and	List the name of each Shareholder of the Developer Corporation
--	-----	---	-----	--

Note: For any Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required and

(ii) Second Principal Disclosure Level:

For each Shareholder of the Developer that is a Limited Partnership:	For each Shareholder of the Developer that is a Limited Liability Company:	For each Shareholder of the Developer that is a Corporation:	For each Shareholder of the Developer that is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

b. Examples are provided on the following pages, utilizing the Principals of the Applicant and Developer(s) Disclosure Form (Rev. 05-2019)

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Vineland Housing, LLC

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	<u>Non-Investor Member</u>	<u>Vineland GP, LLC</u>	<u>Limited Liability Company</u>	
2.	<u>Investor Member</u>	<u>Spencer Development Corporation</u>	<u>For-Profit Corporation</u>	
3.	<u>Manager</u>	<u>Masters, Matthew S.</u>	<u>Natural Person</u>	

Second Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
<u>1. (Vineland GP, LLC)</u>	<u>1.A. Sole Member</u>	<u>Acme Development, Inc.</u>	<u>For-Profit Corporation</u>	

Third Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(1) Executive Director</u>	<u>Jones, Ira X., Jr.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(2) Officer/Director</u>	<u>Smith, Amy A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(3) Officer/Director</u>	<u>Jones, Peter A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(4) Officer/Director</u>	<u>Davis, Sam A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(5) Shareholder</u>	<u>Brown, Bob A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(6) Shareholder</u>	<u>Anderson, Jennifer S.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(7) Shareholder</u>	<u>Adam Hampton Family Trust</u>	<u>Trust</u>	

Fourth Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Fourth Level Principal Disclosure for the Applicant](#)

Select the corresponding Third Level Principal Entity # from above for which the Fourth Level Principal is being identified

Fourth Level Entity #	Select the type of Principal being associated with the corresponding Third Level Principal Entity	Enter Name of Fourth Level Principal who must be a Natural Person	The organizational structure of Fourth Level Principal identified Must Be a Natural Person	4th Level Principal % Ownership of 3rd Level Principal
<u>1.A.(7) (Adam Hampton Family Trust)</u>	<u>Trustee</u>	<u>Hampton, John</u>	<u>Natural Person</u>	
<u>1.A.(7) (Adam Hampton Family Trust)</u>	<u>Beneficiary</u>	<u>Hampton, Adam</u>	<u>Natural Person</u>	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Acme Developers, LLC

First Principal Disclosure Level:

Acme Developers, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Manager</u>	<u>Acme Management, Inc.</u>	<u>For-Profit Corporation</u>
2.	<u>Member</u>	<u>Jones, Adam C.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Acme Developers, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (Acme Management, Inc.)</u>	<u>Executive Director</u>	<u>Carr, Andy T.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Smith, Peter A.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Jones, Fred B.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Jones, Patty A.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Brown, Bobby L.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Smith, Amy S.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Taylor, Jeremy B.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Simpson, Pearl V.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Anderson, Richard</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Taylor, Phillip F.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Richardson, Albert L.</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Acme Properties, LP

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	General Partner	ABC, Ltd.	Limited Partnership	
2.	General Partner	Lakeshore Development, LLC	Limited Liability Company	
3.	General Partner	Smith, Peter S.	Natural Person	
4.	Investor LP	Acme Investments, LLC	Limited Liability Company	
5.	Non-Investor LP	Acme Homes 3, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Acme Properties, LP

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
<u>1. (ABC, Ltd.)</u>	General Partner	Jones, Adam T., Jr.	Natural Person	
<u>1. (ABC, Ltd.)</u>	General Partner	Smith, Peter S.	Natural Person	
<u>1. (ABC, Ltd.)</u>	Limited Partner	Helping Hands, Inc.	For-Profit Corporation	
<u>2. (Lakeshore Development, LLC)</u>	Managing Member	Lakeshore Housing Authority	Public Housing Authority	
<u>5. (Acme Homes 3, LLC)</u>	Manager	Smith, Adam N.	Natural Person	
<u>5. (Acme Homes 3, LLC)</u>	Member	Jones, Peter B.	Natural Person	
<u>5. (Acme Homes 3, LLC)</u>	Member	Peterson, Greg A.	Natural Person	

Third Principal Disclosure Level:

Acme Properties, LP

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
<u>1.C. (Helping Hands, Inc.)</u>	Executive Director	Davis, Sam A.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Officer/Director	Jones, Fred L.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Officer/Director	Jones, Patty L.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Officer/Director	Jones, Peter A.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Shareholder	Davis, Sam A.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Shareholder	Jones, Peter A.	Natural Person	
<u>1.C. (Helping Hands, Inc.)</u>	Shareholder	Jones, Patty L.	Natural Person	
<u>2.A. (Lakeshore Housing Authority)</u>	Executive Director	Kirkland, Andrew S.	Natural Person	
<u>2.A. (Lakeshore Housing Authority)</u>	Commissioner	Rivers, Nancy B.	Natural Person	
<u>2.A. (Lakeshore Housing Authority)</u>	Commissioner	Little, Candy A.	Natural Person	
<u>2.A. (Lakeshore Housing Authority)</u>	Commissioner	Walters, Henry B.	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Partnership

Provide the name of the Developer Limited Partnership:

Acme Properties, Ltd.

First Principal Disclosure Level:

Acme Properties, Ltd.

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>General Partner</u>	<u>ABC, Ltd.</u>	<u>Limited Partnership</u>
2.	<u>General Partner</u>	<u>Acme Homes 3, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Limited Partner</u>	<u>Johnson, Charles L.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Acme Properties, Ltd.

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First

Level Principal Entity # from

above for which the Second

Level Principal is being

identified

Second Level

Entity #

Select the type of Principal

being associated with the

corresponding First Level

Principal Entity

Enter Name of Second Level Principal

Select organizational structure

of Second Level Principal

identified

1. (ABC, Ltd.)

1.A.

General Partner

Jones, Adam A., Jr.

Natural Person

1. (ABC, Ltd.)

1.B.

General Partner

Smith, Peter A.

Natural Person

1. (ABC, Ltd.)

1.C.

Limited Partner

Helping Hands, Inc.

For-Profit Corporation

2. (Acme Homes 3, LLC)

2.A.

Sole Member

Smith, Peter L.

Natural Person

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: For-Profit Corporation

Provide the name of the Applicant For-Profit Corporation:

Americana, Inc.

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	Executive Director	Davis, Sam A.	Natural Person	
2.	Officer/Director	Jones, Fred L.	Natural Person	
3.	Officer/Director	Brown, Bob A.	Natural Person	
4.	Officer/Director	Jones, Patty L.	Natural Person	
5.	Officer/Director	Jones, Peter A.	Natural Person	
6.	Officer/Director	Johnson, Ken V.	Natural Person	
7.	Officer/Director	Masters, James W.	Natural Person	
8.	Shareholder	Davis, Sam A.	Natural Person	
9.	Shareholder	Jones, Peter A.	Natural Person	
10.	Shareholder	United Building, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Americana, Inc.

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
<u>10. (United Building, LLC)</u>	10.A. Manager	Smith, Peter T.	Natural Person	
<u>10. (United Building, LLC)</u>	10.B. Member	Jones, Patty L., Tenant by the Entireties	Natural Person	
<u>10. (United Building, LLC)</u>	10.C. Member	Jones, Adam A., Tenant by the Entireties	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: For-Profit Corporation

Provide the name of the Developer For-Profit Corporation:

Lakeshore Development, Inc.

First Principal Disclosure Level:

Lakeshore Development, Inc.

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Executive Director</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
2.	<u>Officer/Director</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
3.	<u>Officer/Director</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>
4.	<u>Shareholder</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
5.	<u>Shareholder</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
6.	<u>Shareholder</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>

EXHIBIT “G”

MA000003551

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000103984 3))



H200001039843ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6383

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

**Foreign Limited Liability Company
MHP Developers, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

RECEIVED

2020 APR -8 AM 8:21

2020 APR -8 PM 11:28
ADAMS

2020 APR -8 PM 11:28

FILED

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. MHP Developers, LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Delaware 3. _____
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4. _____
(Date first transacted business in Florida, if prior to registration)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 601 Brickell Key Drive, Suite 700 6. 601 Brickell Key Drive, Suite 700
(Street Address of Principal Office) (Mailing Address)

Miami, FL 33131

Miami, FL 33131

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporate Creations Network Inc.

Office Address: 801 US Highway 1

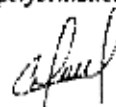
North Palm Beach, Florida 33408
(City) (Zip code)

FILED
2020 APR - 9 PM 11:00
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Carlos M Alvarez, Special Secretary



(Registered agent's signature)

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MHP DEVELOPERS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTIETH DAY OF MARCH, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "MHP DEVELOPERS, LLC" WAS FORMED ON THE TWENTY-SEVENTH DAY OF MARCH, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



Jeffrey W. Bullock
Jeffrey W. Bullock, Secretary of State

7915684 8300

SR# 20202442730

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202676388

Date: 03-30-20

EXHIBIT “H”

Attachment 2

Detail by Entity Name

Florida Limited Liability Company
ARTHUR MAYS VILLAS PHASE ONE LLC

Filing Information

Document Number L20000303747
FEI/EIN Number NONE
Date Filed 09/25/2020
State FL
Status ACTIVE

Principal Address

7735 NW 146TH ST
SUITE 306
MIAMI LAKES, FL 33016

Mailing Address

7735 NW 146TH ST
SUITE 306
MIAMI LAKES, FL 33016

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH ST
SUITE 306
MIAMI LAKES, FL 33016

Authorized Person(s) Detail

Name & Address

Title MGR

SWEZY, LEWIS V
7735 NW 146TH ST, SUITE 306
MIAMI LAKES, FL 33016

Annual Reports

No Annual Reports Filed

Document Images

[09/25/2020 -- Florida Limited Liability](#)

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EXHIBIT “I”

Principal Disclosures for the two Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 9.30.20; Approved 10.1.20

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the two Co-Developers below.)

2

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

MHP FL I Developer, LLC

First Principal Disclosure Level:

MHP FL I Developer, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1	Manager	MHP Developers, LLC	Limited Liability Company
2	Member	MHP Developers, LLC	Limited Liability Company
3	Manager	Shear Development Company, LLC	Limited Liability Company
4	Member	Shear Development Company, LLC	Limited Liability Company
5	Manager	Sariol Development, LLC	Limited Liability Company
6	Member	Sariol Development, LLC	Limited Liability Company

Second Principal Disclosure Level:

MHP FL I Developer, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Select the type of Principal being associated with the corresponding First Level Principal Entity

Select organizational structure of Second Level Principal identified

Second Level Entity #	Second Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
2 (MHP Developers, LLC)	2.A. Manager	W. Patrick McDowell 2001 Trust	Trust
2 (MHP Developers, LLC)	2.B. Member	W. Patrick McDowell 2001 Trust	Trust
2 (MHP Developers, LLC)	2.C. Manager	Archipelago Housing, LLC	Limited Liability Company
2 (MHP Developers, LLC)	2.D. Member	Archipelago Housing, LLC	Limited Liability Company
4 (Shear Development Company, L	4.A. Manager	Shear, Christopher L.	Natural Person
4 (Shear Development Company, L	4.B. Member	Shear, Christopher L.	Natural Person
6 (Sariol Development, LLC)	6.A. Manager	Sariol, Mario A.	Natural Person
6 (Sariol Development, LLC)	6.B. Member	Sariol, Mario A.	Natural Person

PRINCIPALS FOR FIRST LEVEL ENTITIES 1, 3, + 5 NOT DISCLOSED

W. PATRICK MCD 2001 TRUST + ARCHIPELAGO HOUSING, LLC ARE

NOT LISTED AS MANAGERS ON SUNBIZ. ITS NOT CLEAR ON SUNBIZ WHO MANAGERS OF MHP DEVELOPERS, LLC ARE.