

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

SP PINELLAS III LLC,

Petitioner,

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FHFC Case # 2024-003BP

RFA No. 2023-213

Application No. 2024-255S

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner, SP Pinellas III LLC (“Petitioner”), by and through undersigned counsel, files this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, Rules 28-110.004 and 67-60.009, Florida Administrative Code, and Section Six of Request for Applications 2023-213, SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments (the “RFA”). This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (“Florida Housing”), to award State Apartment Incentive Loan (“SAIL”) funding in response to the RFA. In support, Petitioner states as follows:

Parties

1. Petitioner is a Florida limited liability company. It is named in and submitted the application for the Oakhurst Trace development (Application No. 2024-255S) (“Oakhurst Trace” or “Petitioner’s Application”). For purposes of this proceeding, Petitioner’s address and telephone number are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

Statement of Ultimate Facts

3. The Florida Legislature has provided Florida Housing with an estimated \$100 million in SAIL funding appropriated under the Live Local Act in order to “provide affordable and attainable housing for persons and families working, going to school, or living in this state.” [RFA Section One, p. 2]; *see also* § 420.50871, Fla. Stat.

4. On November 20, 2023, Florida Housing issued the RFA seeking Applications from Applicants proposing the development of affordable multifamily housing using this SAIL funding in conjunction with tax-exempt bond financing and non-competitive housing credits. [RFA Section One, p. 2]. These SAIL funds are not held to the geographic and demographic splits of traditional SAIL funding. [*Id.*]. While Florida Housing expects to have an estimated \$100 million available for funding under the RFA, to ensure an amount is available for future RFAs, Florida Housing indicated an intent to award a maximum of \$62 million to Applications that do not qualify for any of the following: the Elderly Mixed-Use Development Goal; the Public Lands Development Goal; or the Youth Aging Out of Foster Care Goal. [RFA Section Five, p. 69].

5. Pursuant to the RFA, each Application is assigned a lottery number, which may be relevant to funding determinations as described in more detail below. [RFA Section Three, p. 6].

6. Section Five of the RFA describes the process by which Applications will be evaluated and points awarded by a Review Committee. Each Application can receive a maximum of 15 points. [RFA Section Five, p. 69].

7. Section Five of the RFA also sets forth the funding selection process. Developments eligible for funding are limited to those that meet certain eligibility requirements described throughout the RFA. [*See* RFA Section Five, p. 69].

8. Those Applications eligible for funding are then sorted and ranked in order from highest score to lowest score, with any tie scores separated as follows:

- (1) First, by the Application's Leveraging Classification (which is outlined in Item 3 of Exhibit C) with Applications having the Leveraging Level of A receiving the highest preference;
- (2) By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (3) Next, by the Application's eligibility for the Florida Job Creation Funding Preference (which is outlined in Item 4 of Exhibit C) with Applications that qualify for the preference listed above Applications that do not qualify for the preference; and
- (4) Finally, by lottery number, with Applications that have a lower lottery number receiving preference.

[RFA Section Five, p. 70].

9. As noted above, the RFA provided for the assigning of A, B, and C as the Leveraging Level classifications. More specifically, all eligible applications would be listed in ascending order beginning with the Application that has the lowest amount of total Florida Housing funding per set-aside unit and ending with the Application that has the highest amount of total Florida Housing funding per set-aside unit. [RFA Exhibit C, Item 3, p. 105]. The total number of eligible Applications would then be multiplied by 60 percent and the resulting figure would be rounded up to the next whole number, resulting in the "A/B Cut-Off." Applications above this cut-off would be classified as Leveraging Level Group A. [*Id.* p. 106.] To determine a "B/C Cut-Off," the total number of eligible Applications would be multiplied by 80 percent and the resulting figure rounded

to a whole number. All Applications above the B/C Cut-Off, but not classified as Group A, would be classified as Group B, and all Applications below the B/C Cut-Off would be classified as Group C. [*Id.*]

10. Funding Tests and a County Test are also applied. Generally, under the Funding Tests, Applications will only be selected for funding if there is enough funding available to fully fund the Eligible total SAIL Request Amount. [RFA Section Five, p. 69]. Under the County Test, each Application selected for funding will count toward the County Award Tally for the county where the proposed development is located. [RFA Section Five, p. 69]. Throughout the selection process, Florida Housing would prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible funded Application with a higher County Award Tally. [*Id.*].

11. The RFA's Funding Selection Process was as follows:

- a. The first Application funded would be the highest-ranking eligible Elderly Development, Mixed Use-Development. Once this goal was met, no additional Elderly developments would be selected for funding.
- b. The next Application funded would be the highest-ranking eligible Public Lands Development, subject to the County Award Tally and Funding Test.
- c. The next Application would be the highest-ranking Application that qualifies for the Youth Aging Out of Foster Care Goal, subject to the County Award Tally and Funding Test.
- d. If the goal to fund at least one Urban Infill Development has not been met with the selection of the above Applications, the next Application to be

funded would be the highest-ranking Application that qualifies for the Urban Infill Goal.

- e. If the goal to fund at least one Mixed-Use Development has not been met with the selection of the above Applications, the next Application funded would be the highest-ranking Application that qualifies for the Mixed-Use Development Goal.
- f. If any funding remains, the remaining eligible unfunded Applications that did not qualify for the Elderly Development or Mixed-Use Development Goal would be selected for funding, subject to the County Award Tally and Funding Tests. If none of the eligible unfunded Applications met the Funding Test, or if there were no eligible unfunded Applications, then no further Applications would be selected for funding and the remaining funding would be distributed as approved by the Board.

[See RFA Section Five, pp. 70-71].

12. The deadline for receipt of applications was December 20, 2023.

13. Florida Housing received 71 applications in response to the RFA, including Petitioner's Application. Ultimately, after eligibility determinations were made and after one withdrawal, there were 68 applications eligible for funding under the RFA.

14. After applying the Leveraging Classification process outlined in Item 3 of Exhibit C of the RFA, 41 applications were classified as Leveraging Level Group A. The Oakhurst Trace Application was classified within Group A.

15. Florida Housing's Review Committee for the RFA met on January 16, 2024. The Florida Housing staff and/or Review Committee scored Petitioner's Application. Although

Petitioner's Application was deemed eligible for funding and received the maximum number of points (15), it was not recommended for funding.

16. At the Florida Housing Board of Directors' ("Board") February 2, 2024 meeting, the Review Committee and Staff Recommendations were presented to the Board. That same day, the Board approved the Review Committee and Staff Recommendations.

17. At 10:20 a.m. on February 2, 2024, Florida Housing posted on its website its Notice of Intended Decision ("Intended Decision"), consisting of two documents: (1) the RFA 2023-213 — Board Approved Scoring Results; and (2) the RFA 2023-213 — Board Approved Preliminary Awards. A copy of the Intended Decision (consisting of both documents) is attached as **Exhibit A**.

18. On February 7, 2024, Petitioner timely filed a notice of its intent to protest Florida Housing's Intended Decision, attached as **Exhibit B**.

19. In accordance with section 120.57(3)(b), Florida Statutes, Chapters 28-110 and 67-60, Florida Administrative Code, and Section Six of the RFA, this Petition is being filed within 10 days of the date on which Petitioner's notice of intent to protest was filed.

20. Florida Housing erred by deeming Applicants 350 Overtown LLC, Village of Valor Ltd., and Avery Place Apartments, LLC eligible for funding under the RFA.

350 Overtown LLC's Application Should Have Been Deemed Ineligible for Funding

21. Applicant 350 Overtown LLC (Application No. 2023-289S) ("350 Overtown") was not selected for funding, but it was deemed eligible for funding by Florida Housing.

22. Florida Housing erred in its determination that 350 Overtown was eligible for funding, however, because the documentation submitted to establish the Non-Corporation Funding sought

in 350 Overtown's Application fails to comply with the RFA and its proposed funding sources do not meet or exceed uses.

23. Unless otherwise stated within the RFA, and other than Florida Housing funding and a deferred Developer Fee, to be counted as a source on the Development Cost Pro Forma, each applicant must provide documentation of all financing proposals from both the construction and the permanent lenders, equity proposals from the syndicator, and other sources of funding, as part of Attachment 10 to Exhibit A of the RFA. [RFA Section Four, p. 57.] Importantly, the Development Cost Pro Forma must show sources that equal or exceed uses. [RFA Section Five, p. 67.]

24. With respect to any financing proposal in particular, “[e]ach financing proposal *shall* contain,” among other things, “[s]pecific reference to the Applicant *as the borrower or direct recipient.*” [RFA Section Four, p. 58 (emphasis added).]

25. In its application, 350 Overtown provides a December 19, 2023 letter from Capital One to Mario Procida evidencing an apparent construction loan. [350 Overtown Application, Attachment 10, p. 96]. Although this is a financing proposal, nowhere does this letter identify the Applicant as the borrower or direct recipient, as required under the RFA. Instead, the letter vaguely defines the “BORROWER” as “[a] formed or to-be-formed limited partnership or limited liability company.” [*Id.*; *see also id.*, pp. 109, 116.]

26. Thus, the financing proposal in 350 Overtown's application fails to specifically identify the Applicant as the borrower or direct recipient of the funding, in violation of the RFA.

27. The RFA also provides that the following will not be considered a source of financing: capital contributions not documented in accordance with financing proposals that are not from a Regulated Mortgage Lender. [RFA Section Four, p. 57.] The RFA further states that if a financing

proposal is not from a Regulated Mortgage Lender in the business of making loans or a governmental entity, evidence of ability to fund must be provided. [RFA Section Four, p. 59.] Such evidence includes: (i) a copy of the lender’s most current audited financial statements no more than 17 months old; or (ii) if the loan has already been funded, a copy of the note and recorded mortgage. [*Id.*] The RFA confirms that “[f]inancing proposals from lenders who cannot demonstrate ability to fund **will not count as a source of financing**,” and “[f]inancial statements **must** be included in the Application.” [*Id.* (emphasis added).] Further, “[i]n evaluating ability to fund, [Florida Housing] will consider the entity’s **unrestricted current assets** typically used in the normal course of business.” [*Id.* (emphasis added).]

28. As part of its Attachment 10, 350 Overtown provided a December 19, 2023 letter from Mario Procida, manager of “TBP 350 Overtown LLC”—a principal of 350 Overtown—indicating that various entities would be making an approximately \$10 million equity investment during the construction period. This equity would be provided “by principals of one of the sponsor members” of the manager of the “Development entity.” While generically referencing the credit facilities and bank accounts “of Principals of TBP 350 Overtown LLC,” the only specific cash available identified is “approximately \$7,800,000” from a “Procida-affiliated Member,” evidenced by the attached audited financial statements. [350 Overtown Proposal, Attachment 10, p. 122; *see also id.*, pp. 123-44.] These audited financial statements are for an entity called “Procida Construction Corporation,” with no apparent ties to the Applicant entity, as this entity does not appear on the Applicant’s Principal Disclosure Form. Nor does the letter indicate whether the unnamed “Procida-affiliated Member” owns any part of Procida Construction Corporation and if so, how much. Further, that this entity only has cash balances available in an amount of \$7,800,000 fails to

demonstrate ability to fund the approximately \$10 million equity investment promised in the Development Cost Pro Forma. [*See id.*, p. 127; *cf. id.*, p. 26.]

29. Although 350 Overtown indicated it would receive approximately \$10 million in equity funding during the construction phase, it failed to demonstrate the ability to fund this in its Application. As a consequence, it has failed to comply with the RFA in establishing Non-Corporation Funding and it has failed to present a Development Cost Pro Forma that demonstrates sources exceed uses. As a consequence, it should have been deemed ineligible for funding.

Village of Valor Ltd.’s Application Should Have Been Deemed Ineligible

30. Applicant Village of Valor Ltd. (Application No. 2023-287S) (“Village of Valor”) was not selected for funding, but it was deemed eligible for funding by Florida Housing.

31. Florida Housing erred in its determination that Village of Valor was eligible for funding because Village of Valor’s Principal Disclosure Form fails to disclose all principals in accordance with the RFA and rule and because Village of Valor failed to provide satisfactory evidence that it has not already closed on its Tax-Exempt Bond financing.

32. To be eligible for funding, an Applicant must provide a Principal Disclosure Form which “identif[ies], pursuant to [the relevant provision of the Florida Administrative Code], the Principals of the Applicant and Developer(s) as of the Application Deadline.” [RFA Section Four, p. 13]. For a corporation, “each officer, director, executive director, and shareholder of the corporation” is a Principal that must be disclosed. Fla. Admin. Code R. 67-48.002(94)(a).

33. At the Second Principal Disclosure Level for the Applicant entity, Village of Valor lists as the sole member of principal Village of Valor LLC, an entity called “Faith Hope Love Charity Inc.” The Principal Disclosure Form then lists, at the Third Principal Disclosure Level, the executive director, Roy Foster, and the following individuals as officers/directors: Gregory

Torretta, Bruce Ciarlariello, Kelvin Crockett, Kathy Gardell, Henry Quinn Johnson, Marcia Goodwin, Michael Garcia, and Marc Greeson. [Village of Valor Proposal, Principal Disclosure Form, p. 35.]

34. However, open-source documents indicate that Village of Valor has failed to list one director, Maxwell Nelson, who is identified as a director of Faith Hope Love Charity Inc. at the time of the application deadline in December 2023, based on annual reports posted to the Florida Department of State website dated January 26, 2023, and February 2, 2024. Additionally, the Principal Disclosure Form appears to omit another director, Victor Scott, who was listed on the annual report dated January 26, 2023. Copies of these documents are attached as **Exhibit C**.

35. Village of Valor's failure to properly disclose all principals on the Principal Disclosure Form is a material deviation from the requirements of the RFA, which renders its application ineligible for funding.

36. Village of Valor also failed to provide evidence that it has not already closed on its Tax-Exempt Bond financing.

37. Pursuant to the RFA, the SAIL funding offered in the RFA must be used in conjunction with Tax-Exempt Bonds. [RFA Section One, p. 2.] Developments are not eligible for funding, however, "if the Applicant has already closed on the Tax-Exempt Bond financing prior to the Application Deadline for this RFA." [*Id.*; *see also* RFA Section Four, p. 57.] For a County HFA-Issued Tax-Exempt Bond, the applicant should provide documentation of the bond as part of Attachment 8. [RFA Section Four, p. 56.] Verification that an Applicant has not closed on the Tax-Exempt Bond Financing prior to the Application deadline is also an eligibility requirement of the RFA. [RFA Section Five, p. 66.]

38. For Attachment 8, Village of Valor includes a letter from the Housing Finance Authority of Palm Beach County dated August 2, 2023 – more than four months in advance of the Application Deadline – as evidence that it has not closed on its Tax-Exempt Bond financing prior to the Application Deadline. However, the letter does not clearly reference this RFA or Village of Valor’s application in this RFA. Instead, it generically refers to the “SAIL RFA” and “Village of Valor.” [Village of Valor Application, Attachment 8, p. 93.] Indeed, this is virtually the same letter, with the same date, that was previously submitted with Village of Valor’s application in the earlier SAIL RFA, RFA 2023-205, which had an Application deadline of August 3, 2023.

39. Because the letter is dated more than four months before the Application Deadline, and because this letter does not clearly refer to this RFA 2023-213 and to this Village of Valor Application, it fails to establish that Village of Valor has pending Tax-Exempt Bond financing that has not closed.

Avery Place Apartments, LLC’s Application Should Have Been Deemed Ineligible

40. Applicant Avery Place Apartments, LLC (Application No. 2024-274S) (“Avery Place”) was not selected for funding, but it was deemed eligible for funding by Florida Housing.

41. Florida Housing erred in its determination that Avery Place was eligible for funding because Avery Place failed to identify that its proposed development included scattered sites and because its financing proposal fails to specifically identify the Applicant as the borrower or direct recipient of the funding, in violation of the RFA.

42. The RFA instructs that Applicants must indicate whether a development will consist of “Scattered Sites.” [RFA Section Four, p. 21.] “Scattered Sites” are defined to mean “a Development site that, when taken as a whole, is comprised of real property that is not contiguous Real property is contiguous if the only intervening real property interest is an easement,

provided that the easement is not a roadway or street.” Fla. Admin. Code R. 67-48.002(106). In other words, a development is a Scattered Site even if it is a contiguous piece of property if that property is bisected by a roadway or street.

43. In addition, the RFA requires that, if a Development is a Scattered Site, the Applicant must designate the Development Location Point on the site with the most units as well as provide the latitude and longitude coordinates for *each* Scattered Site. [RFA Section Four, p. 21]. The requirement to provide latitude and longitude coordinates “for any Scattered Site” is an eligibility requirement of the RFA. [RFA Section Five, p. 67].

44. Avery Place answered “no” to the question whether its Development included Scattered Sites. [Avery Place Application, p. 9.] It provided only one set of latitude and longitude coordinates, for the Development Location Point. [*See id.*]

45. However, upon information and belief, Avery Place’s proposed Development consists of Scattered Sites. The purchase and sale agreements Avery Place provided as Attachment 6 to its Application appear to illustrate that the property being purchased is bisected by a roadway, Mallory Street. [*See Avery Place Application, p. 71 (Exhibit “A” to Purchase and Sale Agreement).*] This appears consistent with images on Google Earth, which shows that Mallory Street divides the parcel that Avery Place seeks to develop.

46. Because Avery Place’s Development appears to consist of Scattered Sites, Avery Place failed to comply with the RFA by not indicating that its Development consisted of Scattered Sites and not providing the latitude and longitude coordinates of all Scattered Sites.

47. As explained above, the RFA requires that “[e]ach financing proposal *shall* contain,” among other things, “[s]pecific reference to the Applicant *as the borrower or direct recipient.*” [RFA Section Four, p. 58 (emphasis added).]

48. In its application, Avery Place provides a December 19, 2023, letter from Berkadia Commercial Mortgage to Renee Sandell, Chief Financial Officer of The Paces Foundation. Although this appears to be a financing proposal, nowhere does the letter identify the Applicant as the borrower or direct recipient, as required by the RFA.

49. Thus, the financing proposal in Avery Place's application fails to specifically identify the Applicant as the borrower or direct recipient of the funding, in violation of the RFA.

Issues of Fact

50. The issues of fact in this proceeding of which Petitioner is aware at this time include, but are not limited to:

- a) Whether 350 Overtown submitted financial proposal documentation that complies with the RFA;
- b) Whether 350 Overtown demonstrated the ability to fund the proposed equity investment included in its Application;
- c) Whether 350 Overtown's Development Cost Pro Forma demonstrates sources that equal or exceed uses;
- d) Whether Village of Valor's Principal Disclosure Form identifies all principals in compliance with the RFA and law;
- e) Whether Village of Valor's local government bond letter complies with the RFA;
- f) Whether Village of Valor has closed on its Tax-Exempt Bond Financing prior to the Application deadline;
- g) Whether Avery Place's Development site consists of Scattered Sites;
- h) Whether Avery Place's Development site is bisected by a roadway or street;

- i) Whether Avery Place submitted financial proposal documentation that complies with the RFA;
- j) Whether Florida Housing's determination that 350 Overtown is eligible is clearly erroneous, arbitrary and capricious, or contrary to competition;
- k) Whether Florida Housing's determination that Village of Valor is eligible is clearly erroneous, arbitrary and capricious, or contrary to competition;
- l) Whether Florida Housing's determination that Avery Place is eligible is clearly erroneous, arbitrary and capricious, or contrary to competition;
- m) Whether Florida Housing's funding selection order is contrary to the RFA;
- n) Whether the Leveraging Level A/B Cut-Off should be a lower number; and
- o) Such other disputed issues as are raised in this proceeding or identified during discovery.

Notice of Florida Housing's Proposed Action

51. The Notice of Intended Decision was posted on Florida Housing's website at 10:20 a.m. on February 2, 2024.

Substantial Interests Affected

52. Petitioner is substantially affected by Florida Housing's Intended Decision. Petitioner's Application complies with all material requirements of the RFA, and Petitioner's Application was eligible to receive funding. It was a function of its Leveraging Level classification and the funding selection order that it was not selected for funding. However, if any two or more of 350 Overtown, Village of Valor, or Avery Place are deemed ineligible (as they should be), that would move up the Leveraging Level A/B Cut-Off by at least two places or applications (making the cut-off 39 or 40). This would result in Petitioner's Oakhurst Trace Application being recommended for funding.

53. As such, Petitioner's substantial interests are affected by Florida Housing's Intended Decision.

54. Petitioner expressly reserves the right to amend this Petition, including but not limited to the right to amend the Petition to identify other ineligible applications that affect the Leveraging Level A/B Cut-Off or that would otherwise result in the selection of Petitioner's Application.

Statutes and Rules that Entitle Petitioner to Relief

55. Petitioner is entitled to relief pursuant to sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48, and 67-60, Florida Administrative Code, and the established decisional law of Florida courts, the Division of Administrative Hearings, and Florida Housing.

Demand for Relief

WHEREFORE, Petitioner respectfully requests that Florida Housing:

- a. Provide an opportunity to resolve this Petition by mutual agreement within seven business days, as provided in section 120.57(3), Florida Statutes;
- b. Transfer this Petition to the Division of Administrative Hearings for a formal hearing conducted before an Administrative Law Judge pursuant to sections 120.569 and 120.57, Florida Statutes, if this Petition cannot be resolved within seven business days; and
- c. Ultimately issue a Final Order determining that Petitioner's Oakhurst Trace Application should be funded.

Respectfully submitted on February 19, 2024.

Lawrence E. Sellers, Jr.

Lawrence E. Sellers, Jr.

Florida Bar No. 300241

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by email with FHFC Corporation Clerk, corporationclerk@floridahousing.org, Ana McGlamory, Agency Clerk at ana.mcglamory@floridahousing.org, and Ethan Katz at ethan.katz@floridahousing.org, all on this 19th day of February, 2024.

Lawrence E. Sellers, Jr.

EXHIBIT A

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MIMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																					
2024-220S	Blue Fort Harrison	Pinellas	L	Shawn Wilson	Blue FH Developer, LLC	F	105	9,975,000		\$1,842,192	Y	10	N	N	N	N	Y	C	Y	Y	24
2024-221BS	Palm Grove	Miami-Dade	L	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	180	17,000,000	\$39,000,000	\$3,452,347	Y	15	Y	N	N	Y	N	B	Y	Y	32
2024-222BS	Oak Hills	Marion	M	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	100	9,500,000	\$15,000,000	\$1,367,685	Y	15	Y	N	N	Y	N	C	Y	Y	12
2024-223BS	Skyview Lofts	Miami-Dade	L	Matthew A. Rieger	HTG Skyview Developer, LLC	F	126	11,898,000	\$25,000,000	\$2,338,663	Y	15	Y	Y	N	N	Y	B	Y	Y	13
2024-224S	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	F	80	7,600,000		\$1,309,280	Y	15	N	Y	Y	N	Y	A	Y	Y	9
2024-225BS	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	87	5,000,000	\$25,500,000	\$1,906,303	Y	15	N	N	Y	N	Y	A	Y	Y	63
2024-226BS	Bayside Heights	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	90	8,400,000	\$17,000,000	\$975,000	Y	15	N	Y	N	N	Y	B	Y	Y	26
2024-227BS	Residences of Lake Worth Beach	Palm Beach	L	William T Fabbri	The Richman Group of Florida, Inc.	F	195	18,000,000	\$34,200,000	\$1,365,675	Y	15	N	N	N	N	Y	A	Y	Y	59
2024-228BS	Naranja Lakes Apartments	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	160	17,868,400	\$31,100,000	\$1,139,087	Y	15	Y	N	N	Y	N	A	Y	Y	70
2024-229BS	Capri Place	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	F	180	15,165,500	\$34,500,000	\$1,257,255	Y	15	Y	N	N	N	Y	A	Y	Y	7
2024-230BS	The Atrium	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	150	11,500,000	\$24,000,000	\$2,000,000	Y	15	N	Y	N	N	Y	A	Y	Y	35
2024-231BS	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	E, Non-ALF	90	13,050,000	\$19,000,000	\$990,425	Y	15	Y	N	N	Y	N	B	Y	Y	45
2024-232S	Bella Vista at Deland Apartments	Volusia	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	87	9,295,800		\$195,233	Y	15	Y	N	N	N	N	B	Y	Y	15
2024-233S	Caribbean Isles	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC; South Miami Heights Community Development Corporation	E, Non-ALF	142	10,000,000		\$3,400,000	Y	15	Y	N	N	Y	N	A	Y	Y	37

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MIRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-234S	Deland Commons Apartments	Volusia	M	Scott Culp	Atlantic Housing Partners, L.L.P.	F	162	17,271,200		\$525,293	Y	15	N	N	N	N	Y	C	Y	Y	47
2024-236S	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	F	200	17,000,000		\$4,664,466	Y	15	Y	Y	Y	N	Y	A	Y	Y	65
2024-237S	Riverbend Landings - Phase II	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	50	4,441,521		\$88,685	Y	15	Y	N	N	N	N	A	Y	Y	8
2024-238S	Rolling Acres Reserve Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	81	8,671,300		\$179,763	Y	15	Y	N	N	N	N	C	Y	Y	33
2024-239BS	Southward Village CNI Phase 3	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	E, Non-ALF	80	6,000,000	\$15,000,000	\$1,400,252	Y	15	Y	N	Y	Y	N	A	Y	Y	57
2024-240BS	Century Crossing	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	100	8,800,000	\$18,000,000	\$1,590,000	Y	15	N	Y	N	N	Y	C	Y	Y	14
2024-241BS	Liberty Square Elderly	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Elderly Developer, LLC	E, Non-ALF	132	2,500,000	\$32,500,000	\$2,190,356	Y	15	Y	N	Y	Y	N	A	Y	Y	60
2024-242BS	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	F	276	6,250,000	\$74,250,000	\$5,130,465	Y	15	Y	Y	Y	N	Y	A	Y	Y	51
2024-243BS	Catherine Flon Estates	Miami-Dade	L	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	F	180	14,000,000	\$35,000,000	\$2,564,048	Y	15	Y	N	N	N	Y	A	Y	Y	36
2024-244BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	F	297	18,000,000	\$75,000,000	\$1,124,562	Y	15	Y	N	Y	N	Y	A	Y	Y	50
2024-245BS	Residences at Marina Village	Palm Beach	L	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	F	148	16,203,000	\$23,000,000	\$358,591	Y	15	N	N	Y	N	Y	A	Y	Y	17
2024-246BS	Poinciana Terrace	Orange	L	Kenneth Naylor	Poinciana Terrace Development, LLC	F	180	17,000,000	\$25,850,000	\$2,282,479	Y	15	N	N	N	N	Y	C	Y	Y	67
2024-247BS	Gallery at Rome Yards Phase 3A	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 3A Developer, LLC	F	234	17,853,300	\$45,700,000	\$788,454	Y	15	Y	N	Y	N	Y	A	Y	Y	39
2024-248S	Ekos Pembroke Park	Broward	L	Christopher L. Shear	Magellan Housing, LLC; MJHS Broward I Developer, LLC ; MHP Broward I Developer, LLC	E, Non-ALF	150	9,995,000		\$1,620,820	Y	15	Y	N	N	Y	N	A	Y	Y	5
2024-249S	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC; Magellan Housing, LLC	F	160	11,995,000	\$38,625,000	\$2,717,232	Y	15	N	N	N	N	Y	A	Y	Y	1
2024-250BS	The Arbors at Naranja	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	110	13,200,000	\$22,500,000	\$1,474,872	Y	15	Y	N	N	Y	N	B	Y	Y	3
2024-251BS	Arbors at The Ridge	Lee	M	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	120	13,800,000	\$21,750,000	\$1,466,972	Y	15	Y	Y	N	N	N	B	Y	Y	55

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MIRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-252S	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	3,000,000		\$1,917,261	Y	15	Y	N	Y	Y	N	A	Y	Y	54
2024-253BS	Ninth Street Apartments	Manatee	M	C. Hunter Nelson	ECG Florida 2023 Developer, LLC	F	134	9,500,000	\$27,000,000	\$2,130,784	Y	15	N	N	N	N	Y	A	Y	Y	20
2024-254BS	Lakeside Lofts	Orange	L	C. Hunter Nelson	ECG Florida 2023 VII Developer, LLC	F	150	15,628,400	\$31,000,000	\$370,162	Y	15	N	N	N	N	Y	A	Y	Y	27
2024-255S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	225	11,200,000		\$2,500,000	Y	15	N	Y	N	N	Y	A	Y	Y	28
2024-256BS	Horse Lake Apartments	Hernando	M	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	F	180	16,000,000	\$39,000,000	\$3,146,468	Y	15	Y	N	N	N	N	C	Y	Y	46
2024-257BS	Meadow Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	192	17,000,000	\$30,000,000	\$2,800,000	Y	15	N	Y	N	N	Y	C	Y	Y	41
2024-258BS	Santa Rosa Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 VI Developer, LLC	F	180	16,902,200	\$36,000,000	\$438,962	Y	15	N	N	N	N	Y	A	Y	Y	21
2024-259BS	Fern Grove Phase Two	Orange	L	Ted Handel	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	133	12,535,000	\$27,000,000	\$2,024,873	Y	15	Y	N	N	Y	N	C	Y	Y	53
2024-260S	Pinellas Heights II	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	E, Non-ALF	132	12,540,000		\$1,529,350	Y	15	Y	N	N	Y	N	A	Y	Y	38
2024-261S	DeSoto Workforce Housing	Manatee	M	J. David Heller	NRP Sunshine Development LLC	F	216	17,000,000		\$2,550,596	Y	15	Y	N	N	N	Y	B	Y	Y	11
2024-262S	Lake Saunders Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	165	16,996,054		\$458,514	Y	15	Y	N	N	N	N	B	Y	Y	2
2024-263BS	Osprey Landing	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	F	110	12,320,000	\$23,500,000	\$1,431,272	Y	15	N	N	N	N	Y	B	Y	Y	52
2024-264BS	Urick Street Apartments	Lake	M	C. Hunter Nelson	ECG Florida 2023 III Developer, LLC	F	150	10,750,000	\$27,000,000	\$2,291,445	Y	15	N	N	N	N	Y	A	Y	Y	6
2024-265BS	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	F	156	14,820,000	\$31,200,000	\$2,520,162	Y	15	N	N	Y	N	Y	A	Y	Y	56
2024-266BS	Kelley Commons	Broward	L	Kenneth Naylor	APC Kelley Commons Development, LLC; HEF Development, LLC	F	162	15,390,000	\$24,000,000	\$2,180,945	Y	15	Y	N	Y	N	Y	A	Y	Y	48
2024-267BS	CM Redevelopment Senior	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	6,800,000	\$17,300,000	\$1,047,204	Y	15	Y	N	N	Y	N	A	Y	Y	61

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MIRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-268BS	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	9,175,000	\$29,000,000	\$1,655,504	Y	15	N	N	N	N	Y	A	Y	Y	58
2024-269BS	Woodlock Manor Phase Two	Osceola	M	Ted Handel	BDG Woodlock Manor Phase Two Developer, LLC	E, Non-ALF	80	7,539,850	\$14,000,000	\$1,079,813	Y	15	Y	N	N	Y	N	C	Y	Y	69
2024-270BS	Mallorca Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	F	130	10,400,000	\$22,000,000	\$1,952,600	Y	15	N	Y	N	N	Y	A	Y	Y	18
2024-271BS	Ivey Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	F	131	7,860,000	\$23,000,000	\$1,935,096	Y	15	N	Y	N	N	Y	A	Y	Y	4
2024-272BS	Santa Cruz Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	E, Non-ALF	180	15,500,000	\$29,500,000	\$2,662,116	Y	15	Y	N	N	Y	N	A	Y	Y	64
2024-273BS	Holden Avenue Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 II Developer, LLC	F	130	9,100,000	\$24,000,000	\$1,933,555	Y	15	N	N	N	N	Y	A	Y	Y	30
2024-274S	Avery Place Apartments	Escambia	M	Renée Sandell	Paces Preservation Partners, LLC	F	112	13,890,000		\$1,485,070	Y	15	N	N	N	N	Y	C	Y	Y	31
2024-276BS	Arbours at Ocala	Marion	M	Sam Johnston	Arbour Valley Development, LLC	F	156	16,170,000	\$25,200,000	\$1,425,286	Y	10	N	Y	N	N	Y	C	Y	Y	22
2024-277S	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	13,016,100		\$904,737	Y	15	Y	N	N	Y	N	A	Y	Y	68
2024-278BS	Notre Communauté	Miami-Dade	L	Stephanie Berman	Carrfour Supportive Housing, Inc.	F	140	18,000,000	\$24,230,000	\$1,236,199	Y	15	Y	Y	N	N	Y	A	Y	Y	40
2024-279BS	Lenox Avenue Apartments	Duval	L	C. Hunter Nelson	ECG Florida 2023 IV Developer, LLC	F	200	15,450,000	\$38,000,000	\$3,194,190	Y	15	N	N	N	N	Y	A	Y	Y	10
2024-280BS	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	F	156	14,820,000	\$38,000,000	\$3,267,606	Y	15	N	N	Y	N	Y	B	Y	Y	42
2024-281BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	160	16,040,000	\$25,000,000	\$1,979,313	Y	15	Y	N	N	N	Y	A	Y	Y	16
2024-282BS	Lofts at Carver Theater	Miami-Dade	L	Kenneth Naylor	Carver Theater Development, LLC	F	84	7,980,000	\$23,000,000	\$1,980,193	Y	15	N	Y	Y	N	Y	B	Y	Y	43
2024-283BS	Cardinal Oaks Phase Two	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	7,600,000	\$12,100,000	\$1,149,187	Y	15	Y	N	N	N	N	C	Y	Y	29
2024-284BS	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	142	13,490,000	\$27,500,000	\$1,890,858	Y	15	Y	N	Y	Y	N	A	Y	Y	19
2024-285BS	Hillside Apartments	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	220	16,000,000	\$32,000,000	\$2,800,000	Y	15	N	Y	N	N	Y	A	Y	Y	62

RFA 2023-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	MIMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-286BS	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	F	180	17,000,000	\$41,500,000	\$2,815,827	Y	15	N	Y	Y	N	Y	A	Y	Y	25
2024-287S	Village of Valor	Palm Beach	L	Kathy S Makino-Leipsitz	Development Partners, Inc	F	54	4,950,000		\$1,082,440	Y	15	Y	N	N	N	Y	B	Y	Y	34
2024-288S	Union on Broadway	Palm Beach	L	Matthew A. Rieger	HTG Union Baptist Developer, LLC; The Spectra Organization, Inc.; The Union Missionary Baptist Church, Inc.	E, Non-ALF	125	11,875,000		\$1,576,326	Y	15	Y	N	N	Y	N	A	Y	Y	44
2024-289S	350 Overtown	Miami-Dade	L	Mario Procida	350 SFCLT TBP LLC	F	173	16,479,200		\$1,333,679	Y	15	Y	N	N	N	Y	B	Y	Y	66

Ineligible Applications

2024-275S	Kupfrian Manor	Escambia	M	Renée Sandell	Paces Preservation Partners, LLC	E, Non-ALF	94	11,805,000		\$1,277,961	N	15	N	N	N	N	N	C	Y	Y	23
2024-290BS	Orange on 14th	Manatee	M	Brian Swanton	Gorman & Company, LLC	F	174	17,000,000	\$34,843,500	\$1,186,610	N	15	Y	N	N	N	N	A	Y	Y	49

Withdrawn Application

2024-235S - withdrawn on 1/11/24	Howland Pointe Apartments	Volusia	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	98	9,682,578		\$201,051								A			71
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On February 2, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2023-213 – Board Approved Preliminary Awards

Total Live Local SAIL Funding	100,000,000
Total Live Local SAIL Allocated	99,860,021
Total Live Local SAIL Remaining	139,979

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 to Applications that do not qualify for any of the following: the Elderly Mixed-Use Development Goal; the Public Lands Development Goal; or the Youth Aging Out of Foster Care Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 57,802,021.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELL)	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-225BS	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	87	5,000,000	15	N	N	Y	N	Y	A	Y	Y	63
2024-229BS	Capri Place	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	F	180	15,165,500	15	Y	N	N	N	Y	A	Y	Y	7
2024-237S	Riverbend Landings - Phase II	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	50	4,441,521	15	Y	N	N	N	N	A	Y	Y	8
2024-245BS	Residences at Marina Village	Palm Beach	L	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	F	148	16,203,000	15	N	N	Y	N	Y	A	Y	Y	17
2024-248S	Ekos Pembroke Park	Broward	L	Christopher L. Shear	Magellan Housing, LLC; MJHS Broward I Developer, LLC ; MHP Broward I Developer, LLC	E, Non-ALF	150	9,995,000	15	Y	N	N	Y	N	A	Y	Y	5
2024-249S	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC; Magellan Housing, LLC	F	160	11,995,000	15	N	N	N	N	Y	A	Y	Y	1
2024-252S	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	3,000,000	15	Y	N	Y	Y	N	A	Y	Y	54
2024-264BS	Urick Street Apartments	Lake	M	C. Hunter Nelson	ECG Florida 2023 III Developer, LLC	F	150	10,750,000	15	N	N	N	N	Y	A	Y	Y	6
2024-271BS	Ivey Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	F	131	7,860,000	15	N	Y	N	N	Y	A	Y	Y	4
2024-279BS	Lenox Avenue Apartments	Duval	L	C. Hunter Nelson	ECG Florida 2023 IV Developer, LLC	F	200	15,450,000	15	N	N	N	N	Y	A	Y	Y	10

On February 2, 2024, 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

Holland & Knight

315 South Calhoun Street, Suite 600 | Tallahassee, FL 32301 | T 850.224.7000 | F 850.224.8832
Holland & Knight LLP | www.hklaw.com

Lawrence E. Sellers
(850) 425-5670
larry.sellers@hklaw.com

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FLORIDA HOUSING
FINANCE CORPORATION

February 7, 2024

Via Electronic Mail: ana.mcglamory@floridahousing.org
corporationclerk@floridahousing.org

Ana McGlamory
Agency Clerk
Florida Finance Housing Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

Re: Notice of Protest - Request for Applications 2023-213, SAIL Funding For Live
Local Mixed Income, Mixed-Use, And Urban Infill Developments (the "RFA").

Dear Ms. McGlamory:

On behalf of SP Pinellas III LLC and Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc., application number 2024-255S (for Oakhurst Trace), this letter constitutes the notice of intent to protest the intended decision of the Florida Housing Finance Corporation relating to the referenced RFA. This notice is filed pursuant to Section 120.57(3), Florida Statutes, Rules 28-110.003 and 67-60.009, Florida Administrative Code, and Section Six of the referenced RFA.

This notice of intent to protest is being filed within 72 hours (not including weekends) of the posting of the intended decision on the Corporation's website on Friday, February 2nd, 2024.

Please acknowledge receipt of this filing by stamping the date and time on a copy of this letter and returning it to us. Thank you very much.

Very truly yours,

HOLLAND & KNIGHT LLP

Lawrence E. Sellers, Jr.

Lawrence E. Sellers, Jr.
Tiffany Roddenberry

cc: Ethan Katz

EXHIBIT C

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N94000000488

Entity Name: FAITH-HOPE-LOVE-CHARITY, INC.

Current Principal Place of Business:

3175 S CONGRESS AVE
STE #310
PALM SPRINGS, FL 33461

Current Mailing Address:

3175 S CONGRESS AVE
STE #310
PALM SPRINGS, FL 33461 US

FEI Number: 65-0464807

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FOSTER, ROY J
3175 S. CONGRESS AVE
SUITE 310
PALM SPRINGS, FL 33461 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROY J. FOSTER

01/26/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name TORRETTA, GREG
Address 3801 PGA BLVD
SUITE 801
City-State-Zip: PALM BEACH GARDENS FL 33410

Title DIRECTOR
Name GARDELL, KATHLEEN
Address 3961 SW GREENWOOD WAY C
City-State-Zip: PALM CITY FL 34990

Title DIRECTOR
Name SCOTT, VICTOR
Address 1617 PAXTON
City-State-Zip: WEST PALM BEACH FL 33407

Title DIRECTOR
Name NELSON, MAXWELL
Address 1805 SHADOW CREEK ROAD
City-State-Zip: GREENACRES FL 33413

Title PRESIDENT
Name JOHNSON, HENRY QUINN
Address 301 CLEMATIS STREET
3000
City-State-Zip: WEST PALM BEACH FL 33401

Title DIRECTOR
Name FOSTER, ROY JAMES
Address 6744 BULRUSH CT
City-State-Zip: GREENACRES FL 33413

Title SECRETARY / TREASURER
Name GOODWIN, MARCIA
Address 149 EAST HAMPTON WAY
City-State-Zip: JUPTER FL 33458

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROY J. FOSTER

REGISTERED AGENT

01/26/2023

Electronic Signature of Signing Officer/Director Detail

Date

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N94000000488

Entity Name: FAITH-HOPE-LOVE-CHARITY, INC.

Current Principal Place of Business:

3175 S CONGRESS AVE
STE #310
PALM SPRINGS, FL 33461

Current Mailing Address:

3175 S CONGRESS AVE
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PALM SPRINGS, FL 33461 US

FEI Number: 65-0464807

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FOSTER, ROY J
3175 S. CONGRESS AVE
SUITE 310
PALM SPRINGS, FL 33461 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ROY J. FOSTER

02/02/2024

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name TORRETTA, GREG
Address 3801 PGA BLVD
SUITE 801
City-State-Zip: PALM BEACH GARDENS FL 33410

Title DIRECTOR
Name GARDELL, KATHLEEN
Address 3961 SW GREENWOOD WAY C
City-State-Zip: PALM CITY FL 34990

Title DIRECTOR
Name CROCKETT, KELVIN M
Address 300 S. AUSTRALIAN AVE
UNIT 1612
City-State-Zip: WEST PALM BEACH FL 33401

Title DIRECTOR
Name NELSON, MAXWELL
Address 1805 SHADOW CREEK ROAD
City-State-Zip: GREENACRES FL 33413

Title PRESIDENT
Name JOHNSON, HENRY QUINN
Address 301 CLEMATIS STREET
3000
City-State-Zip: WEST PALM BEACH FL 33401

Title DIRECTOR
Name FOSTER, ROY JAMES
Address 6744 BULRUSH CT
City-State-Zip: GREENACRES FL 33413

Title SECRETARY / TREASURER
Name GOODWIN, MARCIA
Address 149 EAST HAMPTON WAY
City-State-Zip: JUPTER FL 33458

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROY J. FOSTER

EXECUTIVE DIRECTOR

02/02/2024

Electronic Signature of Signing Officer/Director Detail

Date