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BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

DEC 28 2021 9:58 AM

ABILITY VNA, LLC,

Petitioner,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FLORIDA HOUSING
FINANCE CORPORATION

FHFC Case No. 2021-104BP
FHFC RFA No. 2021-201
Petitioner's Application No. 2022-043C

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

Pursuant to Sections 120.569 and 120.57, Fla. Stat., and Florida Housing Finance Corporation Request for Application ("RFA") No. 2021-201, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code, Petitioner ABILITY VNA, LLC., ("Petitioner" or "Ability VNA"), an applicant for funding in RFA No. 2021-201 for Housing Credit Financing for Affordable Housing Developments in Medium and Small Counties, hereby files its formal written protest to contest the proposed scoring, eligibility and ineligibility decisions and awards of funding in RFA 2021-201. In support of this Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected is the Florida Housing Finance Corporation (the "Corporation", "Florida Housing," or "FHFC"), whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The solicitation number assigned to this process for the award of competitive federal law income housing tax credits ("tax credits" or "HC") is Request for Applications ("RFA") 2021-201. By notice posted on its website, FHFC has given notice of its intent to award tax credits to twelve (12) applicants, not including Petitioner. FHFC also posted

notice at the same time of its determination or which applicants were eligible for consideration for funding and which were not, and whether applicants qualify for various preferences in the selection process.

2. Petitioner, Ability VNA, LLC, is a Florida limited liability company, whose business address is 3740 Beach Boulevard, Suite 304, Jacksonville, Florida 32207. For purposes of this proceeding, Petitioner's address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email cbryant@ohfc.com.

3. Petitioner submitted an application, assigned Application No. 2022-043C, in RFA 2021-201 seeking an award of tax credits in the annual amount of \$1,625,000. Petitioner proposes to construct a new 92-unit development to be known as Villages of New Augustine in St. Johns County, designated by Florida Housing as a Medium County. Petitioner proposes that 80% of the units will be set aside for low-income tenants making no more than 60% of Area Median Income ("AMI"), 10% of the units for low income tenants making no more than 50% of AMI, and 10% of the units for Extremely Low Income tenants making no more than 33% AMI. FHFC has announced its intention to award funding to twelve (12) developments, not including Petitioner.

Notice

4. On Friday, December 10, 2021, at 9:51 a. m., Petitioner and all other participants in RFA 2021-201 received notice that FHFC's Board of Directors had adopted FHFC staff's determinations of which applications were eligible or ineligible for consideration for funding, and to select certain eligible applicants for awards of tax credits, subject to satisfactory completion of the credit underwriting process. Such notice was provided by the posting of two spreadsheets, one listing the scoring, eligibility, and preference status of applications in RFA 2021-201 (copy

attached as Exhibit “A”) and one identifying the applications which FHFC proposed to fund (copy attached as Exhibit “B”) on the Florida Housing website, www.floridahousing.org. Petitioner timely filed a Notice of Protest at 8:42 a.m. on Wednesday, December 15, 2021, copy attached to this Petition as Exhibit “C.” Petitioner’s Formal Written Protest and Petition for Formal Administrative Proceedings is being filed within 10 calendar days of that notice; the tenth day fell on Saturday, December 25, and Florida Housing offices were closed on Monday, December 27, so by operation of Rule 28-106.103, Fla. Admin. Code, the filing deadline was extended to Tuesday, December 28, 2021.

Substantial Interests Affected

5. Petitioner’s substantial interests are being determined in the instant proceeding because Petitioner is an applicant for low income housing tax credit funding. Petitioner was not preliminarily selected for an award of such funding. Petitioner cannot proceed with the proposed construction of its development for low income tenants without the award of the requested funding.

Factual Background

RFA 2021-201 Ranking and Selection Process

6. Through the RFA 2020-201 process, FHFC sought to award up to an estimated \$14,911,500 of Housing Credits for the construction of affordable housing developments in Medium Counties, and up to \$1,573,250 to applicants in Small Counties

7. Generally, applicants for a Family or Elderly Non-ALF (Assisted Living Facility) development must agree to set-aside at least 80% of the units for persons making at or below 60% of Area Median Income (AMI). Applicants proposing to rely on an “Average Income Test” to establish the AMI levels of their tenants as a group were required to set aside at least 50% of the units for persons making at or below 60% AMI, and could set aside some units for tenants making

up to 80% of AMI, provided that the average of the income levels for all set-aside units does not exceed 60% of AMI. In this RFA, applicants were also required to set-aside a portion of the units for tenants who are considered “Extremely Low Income” (ELI), which is a lower percentage of AMI that varies by county. For St. Johns County, where Petitioner proposes to construct its development, the ELI level is 33% of AMI. Petitioner, which does not intend to rely on the Average Income Test, proposes 80% of its units at 60% AMI, 10% of its units at 50% AMI, and 10% of its units at 33% AMI.

8. Applicants request in their applications a specific dollar amount of housing credits to be given to the Applicant each year for a period of 10 years. Applicants typically sell the rights to that future stream of income tax credits (through the sale of almost all of the ownership interest in the Applicant entity) to an investor to generate the majority of the capital necessary to construct the development.

9. Applicants in this RFA are assigned numerical scores in three areas, worth 5 points each. Those areas are:

- submission of a Principal Disclosure Form to Florida Housing for approval at least 14 days prior to the Application Deadline;
- bookmarking the Application attachments prior to submission; and
- a Development Experience Withdrawal Disincentive, which rewards Developers who have not withdrawn Applications in prior designated RFAs.

10. The RFA included several specific funding goals, identifying types or locations of developments sought to be funded. The funding goals for Medium County applicants were set out as follows:

- (a) Six Medium County Developments that qualify as Local Government Area

of Opportunity (LGAO) developments, with a preference that two of those applicants applied and qualified as LGAOs in the two prior years' Medium and Small County Housing Credit RFAs (2019-113 and 2020-201) but were not selected for funding; two of them applied and qualified as LGAOs in RFA 2020-201, regardless of whether they had also applied as an LGAO in RFA 2019-113; and two more LGAOs regardless of whether they had previously applied and qualified as LGAOs.

(b) One Medium County applicant qualifying as a SunRail Goal applicant (i.e., is within 0.5 miles of a SunRail station in Seminole, Osceola, or Volusia County).

(c) One Development qualifying as a Local Revitalization Initiative development. (This goal would be met if an LGAO or SunRail applicant also qualified as Revitalization.)

(d) Two Medium County Developments designated for Families that qualify for the Geographic Area of Opportunity (GAO) or SADDA (Small Area Difficult to Develop Areas) Goal.

Application Submission and Processing

11. Florida Housing received seventy-eight (78) Applications seeking funding in RFA 2021-201. Nine applications were received for developments in Small Counties, and the remaining sixty-nine were in Medium Counties. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2021-201; FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and applicable federal regulations. Applications are considered for funding only if they are deemed "eligible," based on whether the Application complies with Florida Housing's various application content requirements. Of the 78 Applications

submitted to FHFC in RFA 2021-201, seventy-four (74) were found eligible, and four (4) were found ineligible. The spreadsheet created by Florida Housing and attached hereto as Exhibit “A” identifies all eligible and ineligible applications (and other relevant information).

12. The RFA specifies various “Application Sorting Orders” to rank applicants for potential funding, depending on which of the goals the applicant seeks to satisfy (LGAO Revitalization, or other). The first consideration in sorting eligible applications for potential funding is Application scores. The maximum score an Applicant can achieve is 15 points. All but three of the Applications received a score of 15 points; those other three achieved a score of 10 points each. Petitioner received a score of 15 points.

13. As demonstrated in this RFA, many applicants achieve tie scores, and in anticipation of that occurrence FHFC designed the RFA and rules to incorporate a series of “tie-breakers.” As noted above, the tie-breakers differed depending on which goal the Applicant sought to satisfy. Petitioner applied as an LGAO, and specifically as an LGAO that had previously applied as an LGAO (and qualified as an LGAO) in both RFA 2019-113 and 2020-201. LGAO applications were subject to the following tie-breakers, in the order shown:

(1) A higher preference for applicants receiving grants or loans from Local Governments other than certain specified Local Governments that recently had LGAO developments funded by Florida Housing. (Ability VNA qualified for the higher preference.)

(2) A Per Unit Construction Funding Preference, awarded to all New Construction or Redevelopment Applicants, and to Rehabilitation applicants proposing to incur at least \$32,500 per unit in Actual Construction Costs. (Ability VNA qualified for this preference.)

(3) A Development Category Funding Preference, which favors New Construction and non-Preservation Rehabilitation applicants over Preservation Rehabilitation applicants. (Ability VNA qualified for this preference.)

(4) A Leveraging Classification that favors applicants who request a smaller amount in housing credits per unit than other applicants. Generally, the “least expensive” 80% of eligible applicants (Group “A”) receive a preference over the “most expensive” 20% (Group “B”). (Ability VNA qualified as a “Group A” application.)

(5) A Florida Job Creation Preference, which assumes a certain number of in-state jobs will be created based on the development type (new construction vs. rehabilitation) and the Applicants housing credit request amount. (Ability VNA qualified for this preference.)

(6) Lottery numbers randomly assigned to the applications when they are submitted to Florida Housing. Ability VNA’s lottery number was 38.

14. FHFC employs a “Funding Test” to be used in the selection of applications for funding in this RFA. The “Funding Test” requires that the amount of Housing Credits funding remaining (unawarded) in the applicant’s County size group when a particular application is being considered for selection must be enough to fully fund that applicant’s Housing Credit request amount; partial funding will not be given.

15. In selecting among eligible applicants for funding, FHFC also applies a “County Award Tally.” The County Award Tally is designed to prevent a disproportionate concentration of funded developments in any one county. Generally, before a second application can be funded in any given county, all other counties which are represented by an eligible applicant must receive

an award of funding, subject to the Funding Test.

16. Florida Housing appointed several employees to serve as the Review Committee to evaluate and score the applications, and the Committee held a public meeting on November 17, 2021 to announce scores and conduct ranking and funding selection. Following eligibility determinations and applications of funding preferences and the selection process, Florida Housing's staff Review Committee recommended selecting ten applicants for funding, listed below by funding goal and funding order, Application number, and name, county and lottery number, as follows:

Two Medium County LGAO Applications previously submitted in both RFA 2019-113 and 2020-102

1. 060C, Madison Grove, Osceola, Lottery #12
2. 032C, Madison Oaks West, Marion, Lottery #17

Two Medium County LGAO Applications submitted in at least RFA 2020-201

3. 070C, Verandas of Punta Gorda III, Charlotte, Lottery #16
4. 004C, Fountains at Hidden Lakes, Citrus, Lottery #20

Two Medium County LGAO Applications, regardless of any prior Submittal

5. 029C, Florence Park, Polk, Lottery #1
6. 068C, Dogwood Village, Alachua, Lottery #5

One SunRail Goal Application

7. 022C, Banyan East, Seminole, Lottery #48

One Local Community Revitalization

NONE- goal already satisfied by 032C Madison Oaks, 029C Florence Park, and 068C Dogwood Village, above

Two Family GAO/SADDA Applications

8. 006C, Emory Cove, Leon, Lottery #14
9. 030C, Oaks at Green Key, Pasco, Lottery #17

One Small County, Any Demographic

10. 046C, Arcadia Landing, DeSoto, Lottery #26

After selection of these ten applications, there remained \$293,600 in housing credit available for Medium County applicants, and \$283,250 for Small County. This was an insufficient amount of remaining funding to fulfill any applicant's funding request, so under the terms of the RFA no further applications were recommended by the review committee for funding.

17. Florida Housing's Board of Directors met on December 10, 2021, and its agenda included consideration of RFA 2021-201. The Board of Directors adopted all staff recommendations as to eligibility, scoring, and funding recommendations. In addition, the Board chose to fund two additional Medium County applications with housing credit funding available from other sources. Those two additional applicants are:

023C – Hibiscus Apartments Phase II, Lee, Lottery #2

075C – Bristol Manor, Volusia, Lottery #4

18. Petitioner challenges the selection of Madison Grove in Osceola County, Application number 2022-060C, as an LGAO applicant in the "two prior submittals" category, as it does not meet all of the RFA's requirements for selection in that category, for the reason set forth in this Formal Protest. If Madison Grove does not qualify as a "two prior submittals" LGAO applicant, then Ability VNA would be entitled to selection for funding as the next highest ranked LGAO applicant who applied as an LGAO in both RFA 2019-113 and 2020-201, and who meets all of the RFA requirements for such LGAO applicants.

LGAO Prior Submittal Preference Issue as to Madison Grove

19. RFA 2021-2021 established specific requirements that applicants had to meet to qualify for the Preference that were “Previously Submitted in RFA 2019-113 and RFA 2020-201 but were not awarded.” These requirements were set out on pages 70 and 71 of the RFA, a copy of which attached to this Formal Protest as Exhibit D.

20. Among these requirements is the following:

- The Development Location Point and latitude and longitude coordinates for all Scattered Sites of the Application submitted in RFA 2019-113 and RFA 2020-201 must be located on the same site(s) as the proposed Development. These coordinates do not need to be identical. Additionally, the size of the site(s) of the proposed Development does not need to be identical to the Application previously submitted in RFA 2019-113 or 2020-201. The proposed Development site may be larger or smaller than the previously submitted Application if the other requirements are also met;

21. When Madison Grove applied as an LGAO in RFA 2019-113, as Application No. 2020-232C, its site control documentation consisted of the following:

Site Control Certification Form

12/8/2017 Purchase and Sale Agreement (“PSA”) between Stevens Plantation Improvement Project Special District (“Stevens District”) and Madison Grove, LLC

9/27/2018 Letter from Madison Grove, LLC to the Stevens District extending the

PSA to June 30, 2019

The Legal Description of the property was identified on Exhibits A and B to that 12/8/2017 PSA as Tracts 6 and 5, respectively, of the Stevens Plantation Corporate Campus Replat (“Stevens Replat”).

22. Application No. 2020-232C was not selected for funding in RFA 2019-113.

Madison Grove reapplied as an LGAO in RFA 2020-201, Application No. 2021-065C. The site control documentation in this version of the application consisted of the following:

Site Control Certification Form

12/8/2017 PSA – same as in Application 2020-232C, with same Exhibit A and B providing legal description of Tracts 6 and 5 of the Stevens Replat.

9/27/2018 Letter extending the PSA – same as in 2020-232C

8/15/2019 First Amendment to PSA deleting Exhibit B (the legal description for Tract 5) and amending Exhibit A to describe the property to be conveyed as Tracts 5 and 6 of the Stevens Replat

9/1/2020 Reinstatement of and Second Amendment to PSA; includes provision at paragraph 7 that Exhibit A (legal description) is amended to read “STEVENS PLANTATION CORPORATE CAMPUS REPLAT PB 20 PG 133-136 TRACT 5 AND TRACT 4”

10/30/2020 Letter from Madison Grove, LLC to Stevens District extending PSA to June 30, 2021

As noted, the 9/1/2020 Reinstatement and Second Amendment, among other actions, amended Exhibit A to the PSA to identify the property to be conveyed as Tract 5 and Tract 4 of the Stevens Replat. Exhibit A had been previously revised by the 8/15/2019 First Amendment to PSA to

describe the property as Tracts 5 and 6. The Reinstatement and Second Amendment thus deleted Tract 6 of the Stevens Replat from the Madison Grove site for Application 2021-065C.

23. Application No. 2021-065C was not selected for funding in RFA 2020-201. So, in the current RFA 2021-201, Madison Grove reapplied, as Application No. 2022-060C. The site control documentation in this iteration of the application consisted of the following:

Site Control Certification Form

12/8/2017 PSA – same as in prior two applications

8/15/2019 First Amendment to PSA – same as in Application 2021-065C

9/1/2020 Reinstatement of and Second Amendment to PSA – same as in Application 2021-065C

6/30/2021 Third Amendment to PSA, extending closing date to March 30, 2022, and reaffirming and reinstating “all other terms, conditions, and provisions of the Agreement” (paragraph 8).

The Third Amendment specifically acknowledged the First, Second, and Third Amendment to the PSA. In other words, the property to be conveyed, and thus to serve as the Development Site for Madison Grove in the current RFA, is Tracts 4 and 5 of the Stevens Replat, and does not include Tract 6.

24. Applicants are required to provide in their applications the latitude and longitude coordinates of a “Development Location Point” on their Development Site. The DLP must be located on the Development site, and the coordinates for it must be stated to six decimal places. The DLP is the point from which “proximity” to Transit Services and Community Services are measured for purposes of determining whether an LGAO applicant qualifies for a proximity preference.

25. In its 2019 Application (Number 2020-232C), Madison Grove provide the following coordinates for its DLP:

Latitude 28.229806, Longitude -81.306722

In its 2020 Application (Number 2021-065C), Madison Grove provided the following coordinates for its DLP:

Latitude 28.229889, Longitude: -81.307889

In its current Application (Number 2022-060C), Madison Grove provided the following coordinates for its DLP:

Latitude 28.229889, Longitude -81.307528

26. Attached as Exhibit E to this Petition is a map showing the outlines of tracts 4, 5, and 6 of the Stevens Replat, and the locations of the DLP from the 2019, 2020, and 2021 Madison Grove applications. It is readily apparent that the 2019 DLP is on Tract 6. The Site Control documents from those three applications indisputably establish that Tract 6 is not part of the Madison Grove Development site in either 2020 (Application Number 2021-065C) or 2021 (Application Number 2022-060C).

27. The DLP coordinates in Madison Grove's 2019 application (2020-232C) were on Tract 6 of the Stevens Replat. Tract 6 was part of the Madison Grove Development in the 2019 application, but was no longer part of the site in either the 2020 or 2021 application (2021-065C or 2022-060C). Therefore, the DLP for the 2019 Application is not on the Site of the current proposed Development.

28. As quoted above, the RFA clearly requires that "the [DLP] and latitude and longitude coordinates for all Scattered Sites of the Application submitted in RFA 2019-113 and RFA 2020-201 must be located on the same site(s) as the proposed Development." "The proposed

Development” means the Development that is the subject of the current Application, and thus the site of the proposed Development means the parcel or parcels identified in the current application as the Development site.

29. Madison Grove’s DLP from its 2019 application is not on its 2021 Development site. As a result, Madison Grove does not qualify for the preference for LGAO applicants that were previously submitted in both RFA 2019-113 and RFA 2020-201. Ability VNA is the next highest ranked LGAO applicant that qualifies for the “two prior submittals” preferences.

Disputed Issues

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

- a. Whether the Development Location Point identified in Madison Grove’s 2019 application number 2020-232C is on the Development site for its current application number 2022-060C. Petitioner contends that it is not, and that it would be unsupported by fact and contrary to fact, and thus arbitrary and capricious, to determine that the 2019 DLP is on the current Madison Grove site.
- b. Whether Madison Grove satisfies all criteria to qualify for the “two-prior submittals” LGAO preference. Petitioner contends that it does not; and that a determination that it qualifies for the preference would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.
- c. Whether, if Madison Grove does not qualify for the “two prior submittals” LGAO preference, then Ability VNA is entitled to be selected as the next highest ranked applicant that satisfies the preference. Petitioner contends that it is so entitled; and that a determination that it Ability VNA was not entitled to selection

would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.

31. Petitioner has not at this time identified any further disputed issues of fact, but it reserves the right to amend this Formal Protest as additional facts become known to it.

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

32. As its concise statement of ultimate fact, Petitioner asserts that the Madison Grove application number 2022-060C does not qualify for selection for funding as a “two prior submittal” LGAO applicant because the Development Location Point for its RFA 2019-113 application is not on the Development Site of its current application. Villages of New Augustine, Application number 2022-043C, is entitled to be selected as one of the two highest ranked “two prior submittal” LGAO applicants.

33. Petitioner seeks entry of recommended and final orders finding Petitioner’s application to be among the two highest ranked applicants entitled to the preference for LGAO applicants who had submitted in the two prior years’ RFAs for housing credit funding for Medium County applicants; and selecting Villages of New Augustine for funding. Petitioner is entitled to this relief by the terms and conditions of the FHFC’s RFA; by FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and by Chapters 120 and 420, Florida Statutes, including but not limited to Sections 120.569 and 120.57, Florida Statutes.

Request for Settlement Meeting

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

FILED AND SERVED this 28th day of December, 2021.

/s/ M. Christopher Bryant
M. CHRISTOPHER BRYANT
Florida Bar No. 434450
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Attorney for Petitioner Ability VNA, LLC

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (CorporationClerk@floridahousing.org), and a copy via e-mail to the following this 28th day of December, 2021:

Hugh Brown, General Counsel
Betty Zachem, Assistant General Counsel
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*Attorneys for Respondent, Florida Housing
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/s/ M. Christopher Bryant
ATTORNEY

Exhibits to Formal Protest of Ability VNA

- A. FHFC Spreadsheet of Eligible and Ineligible Applications, and Scoring, in RFA 2021-201 posted December 10, 2021
- B. FHFC Spreadsheet of Applications selected for Funding in RFA 2021-201, posted December 10, 2021
- C. Ability VNA's Notice of Protest in RFA 2021-201, filed December 15, 2021
- D. Pages 70-71 of RFA 2021-201 criteria for applicants seeking to qualify for the "two prior submittal" LGAO preference
- E. Sketch showing tracts 4, 5, and 6 of Stevens Plantation Corporate Campus Replat, with locations of Development Location Points from Madison Grove applications submitted in 2019, 2020, and 2021

RFA 2021-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,971,500.00
Total HC Allocated to Medium Counties	14,677,900.00
Plus Unallocated Small County funding	283,250.00
Total HC for Medium Counties Remaining	576,850.00
Returned Medium County Funding approved by Board on 12/10/21	3,378,000.00
Additional Allocations to Medium County Applications	3,399,990.00
Medium County funding remaining	554,860.00

Total HC for Small Counties in RFA	1,573,250.00
Total HC Allocated to Small Counties	1,290,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	12
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	A	N	Y	37
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, LLC.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	16
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	N	Y	20
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	Y	Y	1
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	N	Y	5

Goal to fund one Application that qualifies for the SunRail Goal

2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	A	Y	Y	48
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Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal
Met above

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	14
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BGP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	17

RFA 2021-201 - Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LAGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LAGAO - submitted but not awarded in RFA 2020-201?	LAGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SANDA Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	
Small County Applications																											
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	26	

Remaining Medium County Applications selected during RCM

no Applications could meet the funding test with funding remaining at RCM

Awarded with funding approved by Board on Dec. 10, 2021

2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	2
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	4

On December 10, 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.

RFA 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-001C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	151,186.67	A	Y	Y	21
2022-002C	Griffin Lofts	Polk	M	Oscar A Sol	Griffin Lofts Dev, LLC	F	76	1,600,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	140,115.79	A	Y	Y	57
2022-003C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,695,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	146,193.75	A	N	Y	73
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	144,491.50	A	N	Y	20
2022-005C	Tranquility at Lake Mary	Seminole	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	60	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	188,572.50	B	Y	Y	35
2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	146,625.00	A	Y	Y	14
2022-007C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	140,635.47	A	Y	Y	68
2022-008C	Turkey Creek Way Apartments	Baker	S	William Schneider	Turnstone Development Corporation	F	60	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	52
2022-009C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	Y	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	9
2022-010C	Affinity Preserve	Seminole	M	Brett Green	Affinity Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	29
2022-011C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	130,333.33	A	N	Y	70
2022-012C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	N	N	Y	N	15	Y	Y	127,563.75	A	Y	Y	39
2022-013C	Madison Bay	Volusia	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	2	N	Y	N	N	N	N	N	N	N	15	Y	Y	136,437.75	A	N	Y	30
2022-014C	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer VII LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	32
2022-015C	Arbours at Merrillwood Family	Alachua	M	Sam T. Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	F	96	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	136,361.25	A	Y	Y	47
2022-016C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,699,888	Y	2	N	Y	N	Y	N	Y	N	Y	N	15	Y	Y	144,490.48	A	Y	Y	45
2022-017C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	74	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	153,903.94	A	Y	Y	19
2022-018C	Titusville Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	10	Y	Y	153,076.50	A	Y	Y	18
2022-019C	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	10	Y	Y	153,076.50	A	Y	Y	63
2022-020C	Azalea Pointe	Putnam	S	Steve Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation	F	64	1,355,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	152,513.72	A	Y	Y	41
2022-021C	Avon Park Apartmets	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	10	Y	Y	153,076.50	A	Y	Y	49
2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	146,625.00	A	Y	Y	48
2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	127,563.75	A	Y	Y	2
2022-024C	Pecan Creek	Brevard	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	24
2022-025C	Falcon Trace	Osceola	M	Domingo Sanchez	ODER Development, LLC	F	96	1,700,000	Y	1	N	Y	N	Y	N	N	N	Y	Y	15	Y	Y	127,563.75	A	Y	Y	71
2022-026C	Cardinal Pointe	Sumter	M	Domingo Sanchez	ODER Development, LLC	F	72	1,550,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	155,077.50	B	Y	Y	15
2022-028C	Midtown Manor	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	82	1,550,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,603.66	A	Y	Y	53
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	139,160.45	A	Y	Y	1

RFA 2021-201 - Board Approved Scoring Results

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2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	147,200.00	A	Y	Y	17
2022-031C	Madison Oaks East	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	88	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	147,784.09	A	N	Y	56
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,625.00	A	N	Y	37
2022-033C	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	F	98	1,699,900	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	143,624.20	A	Y	Y	36
2022-034C	Leon Pointe	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	61
2022-035C	Pine Meadows	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	33
2022-036C	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer, LLC; Judd Roth Real Estate Development, Inc.	F	76	1,525,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	166,144.74	A	Y	Y	64
2022-037C	Cypress Point Estates	Marion	M	Clifton E. Phillips	Roundstone Development, LLC	F	76	1,660,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,341.79	B	Y	Y	3
2022-038C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	108	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	120,416.67	A	Y	Y	6
2022-039C	Gardens at Grandview	Columbia	S	Christopher L. Shear	MHP FL XI Developer, LLC	F	70	1,300,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,771.43	A	Y	Y	27
2022-040C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	92	1,700,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	153,000.00	A	Y	Y	28
2022-041C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	139,160.45	A	Y	Y	58
2022-042C	Lafayette Square	Lee	M	David O. Deutch	Pinnacle Communities, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	E, Non-ALF	80	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	131,529.32	A	Y	Y	74
2022-043C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,625,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,250.00	A	N	Y	38
2022-044C	The Lakes at Royal Palm	Lake	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	72
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,940.07	A	Y	Y	26
2022-047C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	80	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	22
2022-048C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	8
2022-049C	The Enclave at Northshore	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	94	1,699,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	138,269.68	A	Y	Y	11
2022-050C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	88	1,560,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	146,781.82	A	Y	Y	59
2022-051C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	E, Non-ALF	80	1,675,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	129,595.06	A	Y	Y	54
2022-052C	The Pointe at Blairstone	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	65

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2022-054C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	132,229.09	A	Y	Y	78
2022-055C	The Pointe at Piney-Z	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	25
2022-056C	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	F	60	1,410,000	Y	1	N	Y	N	Y	N	N	N	Y	N	15	Y	Y	157,434.68	B	N	Y	7
2022-057C	Grove Manor Phase II	Polk	M	Darren Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	1,700,000	Y	1	N	Y	N	Y	N	Y	N	N	N	15	Y	Y	146,011.43	A	Y	Y	46
2022-058C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	80	1,699,900	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	175,939.65	B	Y	Y	50
2022-059C	Highland Park	Putnam	S	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	58	1,475,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	199,125.00	B	Y	Y	69
2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	136,437.75	A	Y	Y	12
2022-061C	Herrington Creek	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	100	1,640,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	135,792.00	A	Y	Y	43
2022-062C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	104	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	125,048.08	A	Y	Y	55
2022-063C	Oak Vista Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	1,340,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	178,367.40	B	Y	Y	77
2022-064C	Palmetto Retreat	Citrus	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	F	64	1,425,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	184,359.38	B	Y	Y	10
2022-065C	Village Retreat	Bay	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,426,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	145,452.00	A	Y	Y	13
2022-066C	Camellia Grove	Leon	M	David O. Deutch	Pinnacle Communities, LLC; Big Bend Community Development Corporation	F	88	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	159,954.55	B	Y	Y	66
2022-067C	Red Fox Run Apartments	Osceola	M	Martin A. Peterson	Hallmark Development Partners, LLC; Calston Advisors, LLC; GSL Poinciana Place LLC	F	72	1,670,000	Y	1	N	N	N	N	N	N	N	Y	Y	15	Y	Y	154,370.63	B	Y	Y	40
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,468.75	A	N	Y	5
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	141,709.82	A	Y	Y	16
2022-071C	Orchard Springs	Columbia	S	William A Markel	JES Dev Co, Inc.	E, Non-ALF	76	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	158,360.03	A	Y	Y	44
2022-072C	Benschley Manor	Seminole	M	Terry S Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	141,428.54	A	Y	Y	60
2022-073C	Harwick Place	Seminole	M	Terry S Cummins	Harwick Place Developer, LLC	E, Non-ALF	41	1,040,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	168,822.44	B	Y	Y	42
2022-074C	Autumn Palms at Pondella	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	36	895,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,880.71	A	Y	Y	31
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,075.60	A	Y	Y	4
2022-076C	Hawthorne Terrace	Alachua	M	Michael Ruane	CORE FL Developer II LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	51
2022-077C	Bryant Commons	Manatee	M	Brian Evjen	Newstar Development, LLC; Norstar Development USA, L.P.	E, Non-ALF	53	1,600,000	Y	1	N	Y	N	N	Y	Y	N	N	N	15	Y	Y	217,467.17	B	Y	Y	23

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2022-078C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Preserve Developer, LLC	E, Non-ALF	90	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	125,715.00	A	N	Y	62
Ineligible Applications																											
2022-027C	Real Terrace Apartment Homes	Columbia	S	John C Crowder	Harbor Club Resort, LLC	F	60	1,573,250	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,684.40	A	Y	Y	34
2022-045C	Meadow Park Phase II	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	56	1,285,000	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,296.89	A	Y	Y	76
2022-053C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	N	1	N	Y	Y	Y	N	Y	Y	N	N	15	Y	Y	103,214.29	A	Y	Y	67
2022-069C	Woodland Park Phase III	Alachua	M	Brian Evjen	Norstar Development USA, L.P.; GHA Development, LLC; Newstar Development, LLC	F	96	1,700,000	N	1	Y	Y	N	Y	N	N	N	N	N	15	Y	Y	118,634.29	A	Y	Y	75

On December 10, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

ATTORNEYS:
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December 15, 2021

Via E-mail

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

Re: RFA 2021-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by Ability VNA, LLC
Applicant for Application No. 2022-043C, Villages of New Augustine

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Ability VNA, LLC. ("Ability VNA"), Applicant for Application No. 2022-043C in RFA 2021-201, for the proposed Villages of New Augustine development, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2021-201, as approved by the Corporation's Board of Directors on Friday, December 10, 2021. These spreadsheets were posted on the Corporation's website on Friday, December 10, 2021, at 9:51 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302
Email: cbryant@ohfc.com
Counsel for Ability VNA, LLC.
Applicant for Application No. 2022-043C

cc: Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org)
Chris McGuire, Assistant General Counsel (Chris.Mcguire@floridahousing.org)
Betty Zachem, Assistant General Counsel (Betty.zachem@floridahousing.org)

REQUEST FOR APPLICATIONS 2021-201

**RFA 2021-201 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING
DEVELOPMENTS LOCATED IN MEDIUM AND SMALL COUNTIES**

Issued By:

FLORIDA HOUSING FINANCE CORPORATION

Issued: July 20, 2021

Due: August 26, 2021

b. Preferences within the Goal

(1) Preference for Developments that were Previously Submitted in RFA 2019-113 and RFA 2020-201 but not awarded

As described in Section Five of the RFA, there is a preference that the first two Applications selected for funding are for Developments that were Previously Submitted in RFA 2019-113 and RFA 2020-201 but not awarded. To qualify for this preference, all of the following criteria must be met:

- The question at 11.b.(1) of Exhibit A must reflect confirmation that the Development was Previously Submitted in RFA 2019-113 and RFA 2020-201, but not awarded;
- The Application in RFA 2019-113 and RFA 2020-201 must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Areas of Opportunity Funding Amount outlined in that RFA;
- The Application in RFA 2020-201 was submitted as a Priority I Application;
- The Application number in RFA 2019-113 and RFA 2020-201 must be provided;
- The Demographic Commitment of the proposed Development must be identical to the Demographic Commitment as the Application submitted in RFA 2019-113 and RFA 2020-201;
- The number of units of the proposed Development must be equal to at least 90 percent of than the number of units as the Application previously submitted in RFA 2019-113 and RFA 2020-201. Note: If an Application was submitted in both RFAs 2019-113 and 2020-201 but consisted of a different number of units in each submission, the proposed Development must be equal to at least 90 percent of the number of units of the previously submitted Application with the lesser number of units;
- The Development Location Point and latitude and longitude coordinates for all Scattered Sites of the Application submitted in RFA 2019-113 and RFA 2020-201 must be located on the same site(s) as the proposed Development. These coordinates do not need to be identical. Additionally, the size of the site(s) of the proposed Development does not need to be identical to the Application previously submitted in RFA 2019-113 or 2020-201. The proposed Development site may be larger or smaller than the previously submitted Application if the other requirements are also met;
- At least one of the entities that is a Principal for the Applicant disclosed on the Principal Disclosure Form submitted for the proposed Development

must also have been a Principal for the Applicant disclosed on the Principal Disclosure Form submitted in RFA 2019-113 and RFA 2020-201; and

- The Application submitted in RFA 2019-113 and RFA 2020-201 was not invited to enter credit underwriting.

(2) Preference for Developments that were Previously Submitted in RFA 2020-201 but not awarded

As described in Section Five of the RFA, there is a preference to select two Applications for Developments that were Previously Submitted in RFA 2020-201 but not awarded. To qualify for this preference, all of the following criteria must be met:

- The question at 11.b.(1) of Exhibit A must reflect confirmation that the Development was Previously Submitted in RFA 2020-201, but not awarded;
- The Application in RFA 2020-201 must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Areas of Opportunity Funding Amount outlined in that RFA;
- The Application in RFA 2020-201 was submitted as a Priority I Application;
- The Application number in RFA 2020-201 must be provided;
- The Demographic Commitment of the proposed Development must be identical to the Demographic Commitment as the Application submitted in RFA 2020-201;
- The number of units of the proposed Development equal to at least 90 percent of the number of units as the Application submitted in RFA 2020-201;
- The Development Location Point and latitude and longitude coordinates for all Scattered Sites of the Application submitted in RFA 2020-201 must be located on the same site(s) as the proposed Development. These coordinates do not need to be identical. Additionally, the size of the site(s) of the proposed Development does not need to be identical to the Application previously submitted in RFA 2020-201. The proposed Development site may be larger or smaller than the previously submitted Application if the other requirements are also met;
- At least one of the entities that is a Principal for the Applicant disclosed on the Principal Disclosure Form submitted for the proposed Development must also have been a Principal for the Applicant disclosed on the Principal Disclosure Form submitted in RFA 2020-201; and

