

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

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FLORIDA HOUSING
FINANCE CORPORATION

HOMESTEAD 26115, LLC,

Petitioner,

vs.

**FLORIDA HOUSING
FINANCE CORPORATION,**

**FHFC Case No. 2019-107BP
RFA No. 2019-102
App. No. 2020-045DB**

Respondent.

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner, Homestead 26115, LLC (the "Petitioner" or "Homestead 26115"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2019-102-Community Development Block Grant-Disaster Recovery to be used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities* (hereinafter the "RFA").

Introduction

1. This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner's address, telephone number and email address are those of its undersigned counsel for

purposes of this proceeding.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On July 30, 2019, Florida Housing issued the RFA. The RFA was modified four (4) times, on August 14th, August 27th, September 6th and September 16, 2019.

5. Applications in response to the RFA were due on or before September 24, 2019.

6. Florida Housing received approximately 44 applications in response to the RFA.

7. In response to the RFA, Petitioner requested an allocation of \$6,925,500.00 in Development Funding, \$4,320,000 in Land Acquisition Program Funding and \$1,764,203 in Non-Competitive Housing Credits for its proposed one hundred and eighty (180) unit affordable housing development in Miami-Dade County, Florida. Florida Housing assigned lottery number 19 to Petitioners' application. Petitioner's application was properly found by Florida Housing staff to satisfy the required elements of the RFA, and to be eligible for a funding award. Petitioner's application was not selected for funding due to another applicant from Miami-Dade having a lower lottery number.

8. Petitioner received notice of the preliminary RFA scoring, eligibility, and funding selection, as approved by Florida Housing's Board of Directors, through electronic posting on Friday, December 13, 2019 at 9:19 a.m. Copies of the notices posted on the Corporations website are attached hereto as Exhibit "A" (for scoring and eligibility) and Exhibit "B" (funding selection). Petitioner was deemed eligible for funding but was not among those preliminarily selected for funding.

9. On Wednesday, December 18, 2019, prior to 9:00 a.m., Petitioner timely submitted

its Notice of Intent to Protest Florida Housing’s intended decision. A copy of that Notice of Intent is attached hereto as Exhibit “C”. Petitioner filed an Amended Notice of Protest prior to 9:15 a.m. on Wednesday, December 18, still before the 72 hour Notice of Protest deadline, to correct a minor typographical error in the name of the protestor; a copy of the Amended Protest is attached as Exhibit “D.”

10. This Petition is timely filed in accordance with the provisions of section 120. 57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

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

12. Chapter 67-60, Fla. Admin. Code establishes “the procedures by which the Corporation shall administer the competitive solicitation processes to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See rule, 67-60.001(2), Florida Admin. Code.

RFA 2018-110

13. Through the RFA process Florida Housing anticipated awarding up to an estimated CDBG-DR funding amount of at least \$98,000,000, including,

- \$10,000,000 in Land Acquisition Funding available to HUD-Designated Most Impacted and Distressed areas (“HUD-Designated MIDs”)
- At least an estimated \$88,000,000 in Development Funding available to both HUD-Designated MIDs and State Designated MIDs to proposed Developments that are located in Medium Counties. (RFA at p. 2)

After issuance of the RFA on July 30, 2019, Florida Housing issued four addenda to the RFA. In

addition, on or about October 31, 2019, Florida Housing sent an e-mail – NOT an addendum – advising persons on Florida Housing’s “listserv” that the amount of Development Funding under this RFA was now estimated to be only \$66 million, not \$88 million.

14. Review Committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 5 points. (RFA at p. 60) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 58)

15. The RFA has a Funding Goal to fund two Priority I Applications that requested and are eligible for Land Acquisition Program Funding. (RFA at p. 61) Priority I Applications are those located in a HUD-Designated MID, for which the land on which the development will be built is owned by a Public Housing Authority (PHA), Land Authority, or Community Land Trust. Priority II Applications must also be located in a HUD-Designated MID, but without any requirement for ownership of the land by a PHA, Land Authority, or Community Land Trust. Priority III Applications are those located in State-Designated MIDs. The RFA specified that Priority II and III Applications would only be funded after all Priority I Applications that can be fully funded are selected.

16. The RFA provides that all eligible Priority I Applications will be ranked by sorting the Applications as follows, followed by Priority II Applications, then by Priority III Applications: Applications will be ranked by the following Sorting Order:

- (a) First, by the points achieved;
- (b) Next, by the Resiliency Preference outlined in Section Four, A.4.d, with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (c) Next, by the Federal Funding Experience Preference outlined in Section Four, A.3.b.(4), with Applications that

qualify for the preference listed above Applications that do not qualify for the preference;

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

(RFA at p. 60-61)

17. The RFA mandates the Funding Selection Order (hereinafter "Selection Process"), as follows:

a. Selection Process for Priority I Applications

All Priority I Applications will be sorted into ranked order. The first two Applications selected for funding will be the highest ranking eligible Priority I Applications that requested and are eligible for Land Acquisition Program Funding, subject to the County Award Tally and Funding Test. The Corporation will continue to select the highest ranking eligible unfunded Priority I Applications, which can include Applications that request Development Funding those, subject to the County Award Tally and Funding Test.

If funding remains and no Priority I Applications can meet the Funding Test, then the selection process will continue as described in b. below. Any remaining Land Acquisition Program Funding will be distributed as approved by the Board. The Land Acquisition Program Funding will not be used to fund Priority II or III Applications.

b. Selection Process for Priority II and III Applications

The highest ranked eligible unfunded Priority II Application(s) will be selected for funding, subject to the County Award Tally and Funding Test.

If Development Funding remains, and no Priority II Applications can be fully funded, then the Process will be repeated with the highest-ranking Priority III Applications; however, no more than 20 percent of the Development Funding will be awarded to Priority III Applications.

If Development Funding remains and no eligible unfunded Applications can be fully funded, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

RFA at p. 62-63. There were no Priority III applications submitted.

18. The selection process was carried out by the members of the Review Committee at a public meeting held on November 13, 2019.

19. The following applications were selected for funding by Review Committee members, in the order shown:

- 2020-026DB - Saratoga Crossings III, Ltd. (Broward County)
- 2020-040DB - Sierra Bay Partners, Ltd, (Miami-Dade County)
- 2020- 018DB - Pine Island Cape, LLC (Lee County)
- 2020-055DB - Parramore Oaks Phase II, LLC (Orange County)
- 2020-054DB - WRDG T4, LP (Hillsborough County)
- 2020-046DB - MHP Bembridge, LLC (Collier County)
- 2020-019DB - Tigertown GM, Ltd. (Polk County)
- 2020-033DB - Blue McNeil One, LLC (St. Lucie County)
- 2020- 023D - Brownsville Village V, Ltd. (Miami-Dade County)
- 2020-39D - Solaris Apartments Ltd. (Broward County)
- 2020-053D - East Pointe Phase Two, LLC (Lee County)
- 2020-041D - Metro Grande III Associates, Ltd. (Miami-Dade)

20. Homestead 26115, LLC, Application 2020-045DB in Miami-Dade County, was deemed eligible but unfunded. The scoring committee erroneously found Sierra Bay Partners, Ltd., (“Sierra Bay”), Application 2020-040DB, eligible for funding, but had Sierra Bay been deemed ineligible, then Homestead 26115 would have been selected for funding.

Sierra Bay

21. Applicants must demonstrate control of the proposed development site by the Application Deadline through means of an Eligible Contract, Deed or Lease. The RFA provides as follows:

Site Control

The properly executed Site Control Certification form (Form Rev. 08-18) must be provided as Attachment 7 to demonstrate site control as of Application Deadline. Attached to the form must be documents that meet the conditions outlined below. The Site Control Certification form is provided on the RFA Website.

Priority I Applications seeking Land Acquisition Program Funding Requirements

The Land must be affordable into Perpetuity. This RFA provides funding to purchase land. Note: There is no guarantee of funding, even for Applicants that are selected for funding. To be eligible for funding, other conditions such as environmental review and approval during credit underwriting, among others, must be met.

Land Acquisition Program Funding for the future purchase of land

(1) The Site Control documentation must include an eligible contract with a local Government, Public Housing Authority, Land Authority, or the Community Land Trust as the buyer. An eligible contract must meet all of the following conditions:

(a) It must have a term that does not expire before February 29, 2020 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than February 29, 2020;

(b) It must specifically state that the buyer’s remedy for default on the part of the seller includes or is specific performance;

(c) The purchase price must be included;

(d) The buyer must be the Local Government, Public Housing Authority, Land Authority, or Community Land Trust (designated “Land Owner”); and

(e) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner’s right to sell the property of the seller. Any intermediate contract must meet the criteria for an eligible contract in (a) through (d) above.

(2) The Site Control documentation must include an appraisal demonstrating that the appraised value of the land meets or exceeds the purchase price. The purchase price must be based on the post-disaster value of the land, consistent with applicable cost principals. The pre-disaster value may not be used. The Corporation may seek a re-appraisal by an independent third party if needed. If the appraisal demonstrates that the purchases price exceeds the fair market value, the only land costs that can be included in the Total development Cost or awarded through Land Acquisition Program Funding will be the appraised value, which will be confirmed in credit underwriting;

(3) The Site Control documentation must also include a lease between the Land Owner and the Applicant entity. The lease payments must equal \$10 a year or less plus any administrative or maintenance fees not to exceed \$10 per unit per year, plus taxes and insurance. The lease must have an unexpired term of at least 50 years after the Application Deadline.

RFA at p. 32-33. (emphasis added)

22. Sierra Bay submitted a Simple Form Purchase Agreement (“Purchase Agreement”) and a Ground Lease as evidence of Site Control. The Purchase Agreement is between Sierra Bay Apartments, Ltd., as seller, and the purchaser, Residential Options of Florida Inc.; a copy is attached to this Petition as Exhibit “E.”

23. The Purchase Agreement contains no reference at all to the buyer's remedies in the event of default by the Seller. It does not state, either specifically, generally, or by implication, "... that the buyers remedy for default on the part of the Seller includes or is specific performance."

24. Only Applications that meet all of the detailed Eligibility Items within the RFA will be eligible for funding and considered for Funding Selection (RFA at p. 57) Site Control is an Eligibility Item which must be met. Sierra Bay's Site Control documentation does not meet a clear requirement of the RFA regarding a specific performance remedy, which has been consistently and strictly enforced by the Corporation, and the application must be declared ineligible.

25. Petitioner is aware of the provision of the RFA that states that "The Corporation will not review the site control documentation that is submitted with the Site Control Certification form during the scoring process. . . , nor will it in any case evaluate the validity or enforceability of any such documentation." The Site Control Certification includes language whereby the Applicant certifies to Florida Housing, among other things, that it has an Eligible Contract that includes the terms set forth in Section Four A.7.a. of the RFA. Sierra Bay's contract did not meet the terms set forth in Section Four A.7.a. of the RFA and as such the Applicant's certification was false at the time the form was executed. Petitioner is not challenging the "validity or enforceability" of the documentation provided with the form; Petitioner is challenging whether the documentation complies with Florida Housing's specific requirements of the RFA for required elements of a contract. Since Florida Housing has set forth required elements that are in addition to the contract being valid and enforceable, Petitioner is entitled to challenge whether the documentation complies with the RFA's requirements.

Substantial Interests Affected

26. If Sierra Bay had been deemed ineligible for the foregoing reasons, Homestead

26115 would have been selected as the next eligible applicant.

27. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

28. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

29. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether the Purchase Agreement submitted by Sierra Bay is an Eligible Contract under the terms of the RFA.
- b. Whether the Purchase Agreement submitted by Sierra Bay specifically states that the "...buyers remedy for default on the part of the seller includes or is specific performance."
- c. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

30. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

31. Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Sierra Bay should be deemed ineligible for failing to submit an Eligible Contract under the terms of the RFA.

32. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Sierra Bay will be funded contrary to the provisions of the RFA and Florida Housings governing statutes and rules.

33. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

Right to Amend the Petition

34. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the application of Sierra Bay is ineligible and award funding to the Petitioner as the next eligible applicant.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 30th day of December, 2019.

/s/ M. Christopher Bryant

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Attorneys for Petitioner Homestead 26115, 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 30th day of December, 2019:

Hugh Brown, General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.brown@floridahousing.org
Betty.zachem@floridahousing.org

/s/ M. Christopher Bryant

ATTORNEY

Exhibits to Homestead/Beacon Place Petition

- A. Board-adopted spreadsheet of Eligibility and Scoring, posted Friday, December 13, 2019, at 9:19 a.m.
- B. Board-adopted spreadsheet of funding selections, posted Friday, December 13, 2019, at 9:19 a.m.
- C. Beacon Place's Notice of Protest submitted Wednesday, December 18, 2019, at 8:51 a.m., dated stamped 8:51 a.m.
- D. Beacon Place's Amended Notice of Protest submitted Wednesday, December 18, 2019, at 9:12 a.m., dated stamped 9:13 a.m.
- E. Purchase Agreement from Sierra Bay Application 2020-040DB

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	96	950,000.00	4,683,218.00	5,633,218.00	Y	1	5	Y	Y	Y	47,222.45	3	Y	2
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland	88		7,990,000.00	7,990,000.00	Y	1	5	Y	Y	Y	79,101.00	4	Y	35
2020-022DB	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Miami-Dade County	248		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	24,980.65	1	Y	37
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County	120		3,900,000.00	3,900,000.00	Y	1	5	Y	Y	Y	25,168.00	1	Y	6
2020-024D	Northside Transit Village III	Miami-Dade	Kenneth Naylor	Miami-Dade County	200		7,300,000.00	7,300,000.00	Y	1	5	Y	Y	Y	28,265.60	1	Y	18
2020-025D	Pondella Preserve	Lee	Darren Smith	Lee County Housing Authority	65	685,000.00	6,200,000.00	6,885,000.00	Y	1	5	Y	Y	Y	92,332.31	5	Y	11
2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	75	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	5	Y	Y	Y	28,567.62	1	Y	41
2020-027DB	Lofts at Cathedral	Duval	James R. Hoover		92		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	70,706.09	2	Y	26
2020-028DB	Meadows Redev I	Orange	Darren Smith	The Housing Authority of the City of Winter Park, Florida	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	25
2020-030DB	Eagle Pointe	Osceola	Domingo Sanchez		76		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	92,631.58	3	Y	17
2020-031DB	Madison Crest	Volusia	Patrick E. Law		60		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,333.33	5	Y	44
2020-032DB	Shoreview Place	Miami-Dade	Matthew A. Rieger	Housing Authority of the City of Miami Beach	94		3,948,000.00	3,948,000.00	Y	1	5	Y	Y	Y	36,590.40	3	Y	33
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County	82		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	84,995.12	5	Y	15
2020-035DB	Courtside Apartments, Phase III	Miami-Dade	Matthew A. Rieger	Miami-Dade County	80		4,500,000.00	4,500,000.00	Y	1	5	Y	Y	Y	43,560.00	3	Y	22
2020-036DB	Pinewood Park	Brevard	Timothy M. Morgan		60		6,880,000.00	6,880,000.00	Y	2	5	Y	Y	Y	99,897.60	3	Y	34
2020-038DB	Bella Vista	Lee	Matthew A. Rieger	Lee County Housing Authority	96	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	Y	Y	73,333.33	4	Y	42

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	78	4,500,000.00	3,420,000.00	7,920,000.00	Y	1	5	Y	Y	Y	28,861.29	2	Y	40
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	120	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	5	Y	Y	Y	29,443.33	2	Y	13
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County	84		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	29,270.48	2	Y	14
2020-042D	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	Mara S. Mades	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	40,228.57	3	Y	27
2020-043D	Grove Manor Phase I	Polk	Darren Smith	Lake Wales Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	12
2020-044D	Hillcrest Reserve	Polk	Darren Smith	Winter Haven Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	9
2020-045DB	Beacon Place	Miami-Dade	Matthew A. Rieger	The Housing Authority of the City of Homestead	180	4,320,000.00	6,925,500.00	11,245,500.00	Y	1	5	Y	Y	Y	31,284.79	2	Y	19
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County	82		7,800,000.00	7,800,000.00	Y	1	5	Y	Y	Y	83,707.32	4	Y	29
2020-047DB	Ambar Walk	Miami-Dade	Elena M. Adames		136		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	56,941.18	1	Y	10
2020-048DB	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	Housing Authority of the City of Lakeland, Florida	86		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	81,041.86	4	Y	36
2020-049DB*	Ambar Trail	Miami-Dade	Elena M. Adames		210		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	33,188.57	1	Y	30
2020-050DB	Ashley Park	Duval	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	Y	2	5	Y	Y	Y	104,866.67	4	Y	16
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers	90		4,680,000.00	4,680,000.00	Y	1	5	Y	Y	Y	50,336.00	3	Y	38
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida	112		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	55,314.29	4	Y	5
2020-055DB	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	91	154,611.18	5,545,388.82	5,700,000.00	Y	1	5	Y	Y	Y	53,089.48	3	Y	43
2020-056D	Brisas del Este Apartments	Miami-Dade	Albert Milo, Jr.	Miami-Dade County	150		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	8
2020-057DB*	Modello II	Miami-Dade	Gary J. Gorman	Miami-Dade County	108		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	32,266.67	2	Y	21
2020-058D	Paseo del Rio	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	180		6,000,000.00	6,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	31

RFA 2019-102 Board Approved Scoring Results

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Ineligible Applications																		
2020-017D	Berkeley Landing	Palm Beach	Jennie D. Lagmay	Bright Community Trust, Inc.	95	2,500,000.00	6,500,000.00	9,000,000.00	N	1	5	Y	Y	Y	66,231.58		Y	20
2020-020D	Thornton Place	Brevard	Jennie D. Lagmay	Bright Community Trust, Inc.	90	2,000,000.00	8,000,000.00	10,000,000.00	N	1	5	Y	Y	Y	86,044.44		Y	39
2020-021D	Parkview Commons	Duval	J. David Page		122		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	59,378.36		Y	3
2020-034D	Berkshire Square	Orange	Jennie D. Lagmay	Hannibal Square Community Land Trust, Inc.	90	1,600,000.00	8,000,000.00	9,600,000.00	N	1	5	Y	Y	Y	86,044.44		Y	4
2020-037DB	Ambar Villas	Miami-Dade	Elena M. Adames		120		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	64,533.33		Y	1
2020-052DB	Royal Park Apartments	Alachua	Scott Zimmerman		88		8,000,000.00	8,000,000.00	N	3	5	Y	Y	Y	79,200.00		Y	24
2020-059D	Liberty Square Phase Four	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	186		5,904,761.00	5,904,761.00	N	1	5	Y	Y	Y	25,813.33		Y	23
2020-060DB	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc.	96	1,200,000.00	5,800,000.00	7,000,000.00	N	1	5	Y	Y	Y	58,483.33		Y	7
Withdrawn Applications																		
2020-029D	Residences at Naranja Lakes	Miami-Dade	Robert G Hoskins	BHP Community Land Trust, Inc.	140	3,250,000.00	5,400,000.00	8,650,000.00	N		0				31,363.20			28
2020-051D	Carrington Park	Volusia	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	N		0				104,866.67			32

*Florida Housing applied the Mid-Rise 4 story multiplier at the review committee meeting. This affected the Corporation Funding Per Set-Aside Amount.

On December 13, 2019, 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 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	66,000,000.00
Total Development Funding Allocated	63,943,606.82
Funding needed for Land Acquisition Requests	1,304,601.18
Total Development Funding Balance Remaining	751,792.00

Total Land Acquisition Program Funding Available	10,000,000.00
Total Land Acquisition Program Funding Allocated	11,304,601.18
Land Acquisition Request funded through Dev. Funding	(1,304,601.18)
Total Land Acquisition Program Funding Remaining	-

Total CDBG-DR Funding Available	76,000,000.00
Total CDBG-DR Funding Allocated	75,248,208.00
Total CDBG-DR Funding Remaining	751,792.00

All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Funding Test Met	County Award Tally	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Preference	Leveraging Levels	Florida Job Creation Preference	Lottery Number
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Goal to fund two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	1	5	Y	Y	Y	1	Y	41
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	1	5	Y	Y	Y	2	Y	13

Remaining Priority 1 Applications

2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	950,000.00	4,683,218.00	5,633,218.00	Y	1	1	5	Y	Y	Y	3	Y	2
2020-055DB	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	154,611.18	5,545,388.82	5,700,000.00	Y	1	1	5	Y	Y	Y	3	Y	43
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	4	Y	5
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County		7,800,000.00	7,800,000.00	Y	1	1	5	Y	Y	Y	4	Y	29
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland		7,990,000.00	7,990,000.00	Y	1	1	5	Y	Y	Y	4	Y	35
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	5	Y	15
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County		3,900,000.00	3,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	6
2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	4,500,000.00	3,420,000.00	7,920,000.00	Y	2	1	5	Y	Y	Y	2	Y	40
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	Y	3	Y	38
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County		3,175,000.00	3,175,000.00	Y	3	1	5	Y	Y	Y	2	Y	14

On December 13, 2019, 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.



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KENNETH G. ORRILL
TIMOTHY J. PERRY

OF COUNSEL:
C. ANTHONY CLEVELAND

December 18, 2019

Via E-mail

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

RECEIVED
10 DEC 19 AM 8:54
FLORIDA HOUSING FINANCE CORPORATION

Re: RFA 2019-102 Community Development Block Grant-Disaster Recovery (CDBG-DR) to be Used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities

Notice of Protest by Homestead 2615, LLC
Applicant for Application No. 2020-045DB, Beacon Place

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Homestead 2615, LLC ("Beacon Place"), Applicant for Application No. 2020-045DB in RFA 2019-102, 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 2019-102, as approved by the Corporation's Board of Directors on Friday, December 13, 2019. These spreadsheets were posted on the Corporation's website on Friday, December 13, 2019, at 9:19 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Counsel for Homestead 2615, LLC
Applicant for Application No. 2020-045DB
(Beacon Place)

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

RFA 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	66,000,000.00
Total Development Funding Allocated	63,943,606.82
Funding needed for Land Acquisition Requests	1,304,601.18
Total Development Funding Balance Remaining	751,792.00

Total Land Acquisition Program Funding Available	10,000,000.00
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Land Acquisition Request funded through Dev. Funding	(1,304,601.18)
Total Land Acquisition Program Funding Remaining	-

Total CDBG-DR Funding Available	76,000,000.00
Total CDBG-DR Funding Allocated	75,248,208.00
Total CDBG-DR Funding Remaining	751,792.00

All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Funding Test Met	County Award Tally	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Leveraging Levels	Florida Job Creation Preference	Lottery Number
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Goal to fund two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2020-0260B	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	1	5	Y	Y	Y	1	Y	41
2020-0400B	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	1	5	Y	Y	Y	2	Y	13

Remaining Priority 1 Applications

2020-0180B	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	950,000.00	4,683,218.00	5,633,218.00	Y	1	1	5	Y	Y	Y	3	Y	2
2020-0550B	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	154,611.18	5,545,388.82	5,700,000.00	Y	1	1	5	Y	Y	Y	3	Y	43
2020-0540B	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	4	Y	5
2020-0460B	Bembridge	Collier	Christopher Shear	Collier County		7,800,000.00	7,800,000.00	Y	1	1	5	Y	Y	Y	4	Y	29
2020-0190B	Parker Pointe	Polk	Oscar Sol	City of Lakeland		7,990,000.00	7,990,000.00	Y	1	1	5	Y	Y	Y	4	Y	35
2020-0330	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	5	Y	15
2020-0230	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County		3,900,000.00	3,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	6
2020-0390	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	4,500,000.00	3,420,000.00	7,920,000.00	Y	2	1	5	Y	Y	Y	2	Y	40
2020-0530	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	Y	3	Y	38
2020-0410	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County		3,175,000.00	3,175,000.00	Y	3	1	5	Y	Y	Y	2	Y	14

On December 13, 2019, 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 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	96	950,000.00	4,683,218.00	5,633,218.00	Y	1	5	Y	Y	Y	47,222.45	3	Y	2
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland	88		7,990,000.00	7,990,000.00	Y	1	5	Y	Y	Y	79,101.00	4	Y	35
2020-022DB	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Miami-Dade County	248		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	24,980.65	1	Y	37
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County	120		3,900,000.00	3,900,000.00	Y	1	5	Y	Y	Y	25,168.00	1	Y	6
2020-024D	Northside Transit Village III	Miami-Dade	Kenneth Naylor	Miami-Dade County	200		7,300,000.00	7,300,000.00	Y	1	5	Y	Y	Y	28,265.60	1	Y	18
2020-025D	Pondella Preserve	Lee	Darren Smith	Lee County Housing Authority	65	685,000.00	6,200,000.00	6,885,000.00	Y	1	5	Y	Y	Y	92,332.31	5	Y	11
2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	75	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	5	Y	Y	Y	28,567.62	1	Y	41
2020-027DB	Lofts at Cathedral	Duval	James R. Hoover		92		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	70,706.09	2	Y	26
2020-028DB	Meadows Redev I	Orange	Darren Smith	The Housing Authority of the City of Winter Park, Florida	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	25
2020-030DB	Eagle Pointe	Osceola	Domingo Sanchez		76		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	92,631.58	3	Y	17
2020-031DB	Madison Crest	Volusia	Patrick E. Law		60		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,333.33	5	Y	44
2020-032DB	Shoreview Place	Miami-Dade	Matthew A. Rieger	Housing Authority of the City of Miami Beach	94		3,948,000.00	3,948,000.00	Y	1	5	Y	Y	Y	36,590.40	3	Y	39
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County	82		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	84,995.12	5	Y	15
2020-035DB	Courtside Apartments, Phase III	Miami-Dade	Matthew A. Rieger	Miami-Dade County	80		4,500,000.00	4,500,000.00	Y	1	5	Y	Y	Y	43,560.00	3	Y	22
2020-036DB	Pinewood Park	Brevard	Timothy M. Morgan		60		6,880,000.00	6,880,000.00	Y	2	5	Y	Y	Y	99,897.60	3	Y	34
2020-038DB	Bella Vista	Lee	Matthew A. Rieger	Lee County Housing Authority	96	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	Y	Y	73,333.33	4	Y	42

Exhibit B

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	78	4,500,000.00	3,420,000.00	7,920,000.00	Y	1	5	Y	Y	Y	28,861.29	2	Y	40
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	120	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	5	Y	Y	Y	29,443.33	2	Y	13
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County	84		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	29,270.48	2	Y	14
2020-042D	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	Mara S. Mades	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	40,228.57	3	Y	27
2020-043D	Grove Manor Phase I	Polk	Darren Smith	Lake Wales Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	12
2020-044D	Hillcrest Reserve	Polk	Darren Smith	Winter Haven Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	9
2020-045DB	Beacon Place	Miami-Dade	Matthew A. Rieger	The Housing Authority of the City of Homestead	180	4,320,000.00	6,925,500.00	11,245,500.00	Y	1	5	Y	Y	Y	31,284.79	2	Y	19
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County	82		7,800,000.00	7,800,000.00	Y	1	5	Y	Y	Y	83,707.32	4	Y	29
2020-047DB	Ambar Walk	Miami-Dade	Elena M. Adames		136		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	56,941.18	1	Y	10
2020-048DB	Twin Lakes Estates Phase III	Polk	Matthew A. Rieger	Housing Authority of the City of Lakeland, Florida	86		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	81,041.86	4	Y	36
2020-049DB*	Ambar Trail	Miami-Dade	Elena M. Adames		210		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	33,188.57	1	Y	30
2020-050DB	Ashley Park	Duval	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	Y	2	5	Y	Y	Y	104,866.67	4	Y	16
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers	90		4,680,000.00	4,680,000.00	Y	1	5	Y	Y	Y	50,336.00	3	Y	38
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida	112		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	55,314.29	4	Y	5
2020-055DB	Farramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	91	154,611.18	5,545,388.82	5,700,000.00	Y	1	5	Y	Y	Y	53,089.48	3	Y	43
2020-056D	Brisas del Este Apartments	Miami-Dade	Albert Milo, Jr.	Miami-Dade County	150		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	8
2020-057DB*	Modello II	Miami-Dade	Gary J. Gorman	Miami-Dade County	108		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	32,266.67	2	Y	21
2020-058D	Paseo del Rio	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	180		6,000,000.00	6,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	31

Exhibit B

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Ineligible Applications																		
2020-017D	Berkeley Landing	Palm Beach	Jennie D. Lagmay	Bright Community Trust, Inc.	95	2,500,000.00	6,500,000.00	9,000,000.00	N	1	5	Y	Y	Y	66,231.58		Y	20
2020-020D	Thornton Place	Brevard	Jennie D. Lagmay	Bright Community Trust, Inc.	90	2,000,000.00	8,000,000.00	10,000,000.00	N	1	5	Y	Y	Y	86,044.44		Y	39
2020-021D	Parkview Commons	Duval	J. David Page		122		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	59,378.36		Y	3
2020-034D	Berkshire Square	Orange	Jennie D. Lagmay	Hannibal Square Community Land Trust, Inc.	90	1,600,000.00	8,000,000.00	9,600,000.00	N	1	5	Y	Y	Y	86,044.44		Y	4
2020-037DB	Ambar Villas	Miami-Dade	Elena M. Adames		120		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	64,533.33		Y	1
2020-052DR	Royal Park Apartments	Alachua	Scott Zimmerman		88		8,000,000.00	8,000,000.00	N	3	5	Y	Y	Y	79,200.00		Y	24
2020-059D	Liberty Square Phase Four	Miami-Dade	Alberto Milb, Jr.	Miami-Dade County	186		5,904,761.00	5,904,761.00	N	1	5	Y	Y	Y	25,813.33		Y	23
2020-060DB	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc.	96	1,200,000.00	5,800,000.00	7,000,000.00	N	1	5	Y	Y	Y	58,483.33		Y	7
Withdrawn Applications																		
2020-029D	Residences at Naranja Lakes	Miami-Dade	Robert G Hoskins	BHP Community Land Trust, Inc.	140	3,250,000.00	5,400,000.00	8,650,000.00	N		0				31,363.20			28
2020-051D	Carrington Park	Volusia	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	N		0				104,866.67			32

*Florida Housing applied the Mid-Rise 4 story multiplier at the review committee meeting. This affected the Corporation Funding Per Set-Aside Amount.

On December 13, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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

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SONNY C. BIGHAM III
M. CHRISTOPHER BRYANT
ANGELA FARFORD
SELUNDO J. FERNANDEZ
KENNETH G. GRIFFIN
TIMOTHY J. PEURY

OF COUNSEL:
C. ANTHONY CLEVELAND

December 18, 2019

Via E-mail

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

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FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2019-102 Community Development Block Grant-Disaster Recovery (CDBG-DR) to be Used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities

Amended Notice of Protest by Homestead 26115, LLC
Applicant for Application No. 2020-045DB, Beacon Place

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Homestead 26115, LLC ("Beacon Place"), Applicant for Application No. 2020-045DB in RFA 2019-102, 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 2019-102, as approved by the Corporation's Board of Directors on Friday, December 13, 2019. These spreadsheets were posted on the Corporation's website on Friday, December 13, 2019, at 9:19 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Counsel for Homestead 26115, LLC
Applicant for Application No. 2020-045DB
(Beacon Place)

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

RFA 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	66,000,000.00
Total Development Funding Allocated	63,943,606.82
Funding needed for Land Acquisition Requests	1,304,601.18
Total Development Funding Balance Remaining	751,792.00

Total Land Acquisition Program Funding Available	10,000,000.00
Total Land Acquisition Program Funding Allocated	11,304,601.18
Land Acquisition Request funded through Dev. Funding	(1,304,601.18)
Total Land Acquisition Program Funding Remaining	-

Total CDBG-DR Funding Available	76,000,000.00
Total CDBG-DR Funding Allocated	75,248,208.00
Total CDBG-DR Funding Remaining	751,792.00

All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Funding Test Met	County Award Tally	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Leveraging Levels	Florida Job Creation Preference	Lottery Number
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Goal to fund two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2020-0260B	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	1	5	Y	Y	Y	1	Y	41
2020-0400B	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	1	5	Y	Y	Y	2	Y	13

Remaining Priority 1 Applications

2020-0180B	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	950,000.00	4,683,218.00	5,633,218.00	Y	1	1	5	Y	Y	Y	3	Y	2
2020-0550B	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	154,611.18	5,545,388.82	5,700,000.00	Y	1	1	5	Y	Y	Y	3	Y	43
2020-0540B	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	4	Y	5
2020-0460B	Bembridge	Collier	Christopher Shear	Collier County		7,800,000.00	7,800,000.00	Y	1	1	5	Y	Y	Y	4	Y	29
2020-0190B	Parker Pointe	Polk	Oscar Sol	City of Lakeland		7,990,000.00	7,990,000.00	Y	1	1	5	Y	Y	Y	4	Y	35
2020-0330	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	5	Y	15
2020-0230	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County		3,900,000.00	3,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	6
2020-0390	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	4,500,000.00	3,420,000.00	7,920,000.00	Y	2	1	5	Y	Y	Y	2	Y	40
2020-0530	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	Y	3	Y	38
2020-0410	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County		3,175,000.00	3,175,000.00	Y	3	1	5	Y	Y	Y	2	Y	14

On December 13, 2019, 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 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	96	950,000.00	4,683,218.00	5,633,218.00	Y	1	5	Y	Y	Y	47,222.45	3	Y	2
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland	88		7,990,000.00	7,990,000.00	Y	1	5	Y	Y	Y	79,101.00	4	Y	35
2020-022DB	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Miami-Dade County	248		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	24,980.65	1	Y	37
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County	120		3,900,000.00	3,900,000.00	Y	1	5	Y	Y	Y	25,168.00	1	Y	6
2020-024D	Northside Transit Village III	Miami-Dade	Kenneth Naylor	Miami-Dade County	200		7,300,000.00	7,300,000.00	Y	1	5	Y	Y	Y	28,265.60	1	Y	18
2020-025D	Pondella Preserve	Lee	Darren Smith	Lee County Housing Authority	65	685,000.00	6,200,000.00	6,885,000.00	Y	1	5	Y	Y	Y	92,332.31	5	Y	11
2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	75	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	5	Y	Y	Y	28,567.62	1	Y	41
2020-027DB	Lofts at Cathedral	Duval	James R. Hoover		92		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	70,706.09	2	Y	26
2020-028DB	Meadows Redevel I	Orange	Darren Smith	The Housing Authority of the City of Winter Park, Florida	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	25
2020-030DB	Eagle Pointe	Osceola	Domingo Sanchez		76		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	92,631.58	3	Y	17
2020-031DB	Madison Crest	Volusia	Patrick E. Law		60		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,333.33	5	Y	44
2020-032DB	Shoreview Place	Miami-Dade	Matthew A. Rieger	Housing Authority of the City of Miami Beach	94		3,948,000.00	3,948,000.00	Y	1	5	Y	Y	Y	36,590.40	3	Y	39
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County	82		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	84,995.12	5	Y	15
2020-035DB	Courtside Apartments, Phase III	Miami-Dade	Matthew A. Rieger	Miami-Dade County	80		4,500,000.00	4,500,000.00	Y	1	5	Y	Y	Y	43,560.00	3	Y	22
2020-036DB	Pinewood Park	Brevard	Timothy M. Morgan		60		6,880,000.00	6,880,000.00	Y	2	5	Y	Y	Y	99,897.60	3	Y	34
2020-038DB	Bella Vista	Lee	Matthew A. Rieger	Lee County Housing Authority	96	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	Y	Y	73,333.33	4	Y	42

Exhibit B

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	78	4,500,000.00	3,420,000.00	7,920,000.00	Y	1	5	Y	Y	Y	28,861.29	2	Y	40
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	120	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	5	Y	Y	Y	29,443.33	2	Y	13
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County	84		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	29,270.48	2	Y	14
2020-042D	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	Mara S. Mades	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	40,228.57	3	Y	27
2020-043D	Grove Manor Phase I	Polk	Darren Smith	Lake Wales Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	12
2020-044D	Hillcrest Reserve	Polk	Darren Smith	Winter Haven Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	9
2020-045DB	Beacon Place	Miami-Dade	Matthew A. Rieger	The Housing Authority of the City of Homestead	180	4,320,000.00	6,925,500.00	11,245,500.00	Y	1	5	Y	Y	Y	31,284.79	2	Y	19
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County	82		7,800,000.00	7,800,000.00	Y	1	5	Y	Y	Y	83,707.32	4	Y	29
2020-047DB	Ambar Walk	Miami-Dade	Elena M. Adames		136		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	56,941.18	1	Y	10
2020-048DB	Twin Lakes Estates Phase III	Polk	Matthew A. Rieger	Housing Authority of the City of Lakeland, Florida	86		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	81,041.86	4	Y	36
2020-049DB*	Ambar Trail	Miami-Dade	Elena M. Adames		210		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	33,188.57	1	Y	30
2020-050DB	Ashley Park	Duval	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	Y	2	5	Y	Y	Y	104,866.67	4	Y	16
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers	90		4,680,000.00	4,680,000.00	Y	1	5	Y	Y	Y	50,336.00	3	Y	38
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida	112		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	55,314.29	4	Y	5
2020-055DB	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	91	154,611.18	5,545,388.82	5,700,000.00	Y	1	5	Y	Y	Y	53,089.48	3	Y	43
2020-056D	Brisas del Este Apartments	Miami-Dade	Albert Milo, Jr.	Miami-Dade County	150		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	8
2020-057DB*	Modello II	Miami-Dade	Gary J. Gorman	Miami-Dade County	108		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	32,266.67	2	Y	21
2020-058D	Paseo del Rio	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	180		6,000,000.00	6,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	31

Exhibit B

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Ineligible Applications																		
2020-017D	Berkeley Landing	Palm Beach	Jennie D. Lagmay	Bright Community Trust, Inc.	95	2,500,000.00	6,500,000.00	9,000,000.00	N	1	5	Y	Y	Y	66,231.58		Y	20
2020-020D	Thornton Place	Brevard	Jennie D. Lagmay	Bright Community Trust, Inc.	90	2,000,000.00	8,000,000.00	10,000,000.00	N	1	5	Y	Y	Y	86,044.44		Y	39
2020-021D	Parkview Commons	Duval	J. David Page		122		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	59,378.36		Y	3
2020-034D	Berkshire Square	Orange	Jennie D. Lagmay	Hannibal Square Community Land Trust, Inc.	90	1,600,000.00	8,000,000.00	9,600,000.00	N	1	5	Y	Y	Y	86,044.44		Y	4
2020-037DB	Ambar Villas	Miami-Dade	Elena M. Adames		120		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	64,533.33		Y	1
2020-052DR	Royal Park Apartments	Alachua	Scott Zimmerman		88		8,000,000.00	8,000,000.00	N	3	5	Y	Y	Y	79,200.00		Y	24
2020-059D	Liberty Square Phase Four	Miami-Dade	Alberto Milb, Jr.	Miami-Dade County	186		5,904,761.00	5,904,761.00	N	1	5	Y	Y	Y	25,813.33		Y	23
2020-060DB	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc.	96	1,200,000.00	5,800,000.00	7,000,000.00	N	1	5	Y	Y	Y	58,483.33		Y	7
Withdrawn Applications																		
2020-029D	Residences at Naranja Lakes	Miami-Dade	Robert G Hoskins	BHP Community Land Trust, Inc.	140	3,250,000.00	5,400,000.00	8,650,000.00	N		0				31,363.20			28
2020-051D	Carrington Park	Volusia	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	N		0				104,866.67			32

*Florida Housing applied the Mid-Rise 4 story multiplier at the review committee meeting. This affected the Corporation Funding Per Set-Aside Amount.

On December 13, 2019, 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.

SIMPLE FORM PURCHASE AGREEMENT

THIS SIMPLE FORM PURCHASE AGREEMENT (the "Agreement") is made by and between **SIERRA BAY APARTMENTS, LTD.**, a Florida limited partnership ("Seller") and **RESIDENTIAL OPTIONS OF FLORIDA, INC.**, a Florida limited partnership ("Purchaser"), on September 19, 2019.

WITNESSETH:

1. **Premises.** Subject to the terms and conditions set forth below, Seller shall convey to Purchaser and Purchaser shall purchase from Seller the following described parcel of property situated in Miami-Dade County, Florida:

SEE EXHIBIT A ATTACHED HERETO (the "Premises").

2. **Purchase Price.** The sum of THREE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,300,000.00), subject to adjustments, credits, and prorations as set forth herein (the "Purchase Price"), shall be paid by Purchaser to Seller in cash at Closing.

3. **Title Insurance and Survey.** Seller shall provide to Purchaser a title commitment (the "Title Commitment") for an ALTA Form B, Marketability Policy (the "Title Policy") issued by an agent of First American Title Insurance Company (the "Title Insurance Company") covering title to the Premises, Purchaser may obtain a survey (the "Survey").

4. **Unpermitted Exceptions and Survey Defects.** If the Survey, the Title Commitment, or Purchaser's inspection of the Premises or the improvements thereon discloses any exceptions, requirements, necessary repairs, encroachments, or other issues which are not acceptable to Purchaser, in Purchaser's sole discretion, Purchaser shall have the right to either (a) terminate this Agreement upon written notice to Seller with neither party having any further obligation hereunder, or (b) waive such objection and proceed to Closing with no requirement that Seller make any changes or repairs.

5. **Seller's Documents.** Seller shall execute and deliver to Purchaser at Closing, the following:

(a) A deed executed by Seller conveying to Purchaser fee simple title to the Premises;

(b) Such other Closing documents as reasonably may be required to consummate the transaction or which may be required by the Title Insurance Company in order to issue the Title Policy as required by the Title Commitment.

6. **Expense Provisions.** Any documentary stamps and transfer/sales taxes, the cost of recording the deed, the cost of the Survey, and the title insurance premium shall be paid by Purchaser on or before Closing.

7. **Closing**. Subject to the terms and conditions hereof, the Closing of this transaction shall be completed, on or before December 31, 2020 (the "Closing Date"), with the agent of the Title Insurance Company acting as the Escrow Agent. At Purchaser's option, the Closing may be held sooner so long as Purchaser gives Seller notice of the revised Closing Date. Seller shall deliver possession of the Premises to Purchaser on the Closing Date.
8. **Prorations**. Real estate taxes for the year of the Closing shall be prorated on an accrual basis as of the Closing Date, based upon the most recent ascertainable taxes.
9. **Contract Construction**. This Agreement shall not be interpreted against either party solely because such party drafted the Agreement.
10. **Successors and Assigns**. The Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
11. **No Representations or Warranties**. Seller makes no representations or warranties to Purchaser and it is agreed by Seller and Purchaser that the Premises is sold in as "as is" and "where is" condition with no reliance on any representations made by Seller. Purchaser agrees that it will use its own due diligence on or before December 31, 2020 determine whether or not the Premises and any improvements thereon are fit for Purchaser's intended purposes.
12. **CDBG Funding**. The purchase of the Premises is subject to receipt of CDBG funding from the Florida Housing Finance Corporation in an amount sufficient to build a multi-family project (the "Contemplated Improvements").
13. **Amendments**. Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser.
14. **Law**. This Agreement shall be governed by and construed in accordance with Florida law.
15. **Section Headings**. The section headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge or affect the scope or intent of this Agreement, nor the meaning of any provision hereof.
16. **Merger of Prior Agreements**. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.
17. **Attorney's Fees and Costs**. In any litigation arising out of or pertaining to the Agreement, the prevailing party shall be entitled to an award of its attorney's fees, whether incurred before, after or during trial, or upon any appellate level.
18. **Broker and Legal Representation**. Each party shall indemnify the other from claims for commissions made by any broker claiming that it had an agreement with such party.

IN WITNESS WHEREOF, the due execution hereof as of the day and year so stated.

WITNESSES:

Bm
Bernadette Marrero

“PURCHASER”

RESIDENTIAL OPTIONS OF FLORIDA,
INC., a Florida non-profit corporation

By: [Signature]
Sheryl Soukup
Executive Director

WITNESSES:

[Signature]
Lean Wolfe

“SELLER”

SIERRA BAY APARTMENTS, LTD., a
Florida limited partnership

By: [Signature]
Mara S. Mades, Manager, CG Sierra Bay, LLC