

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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HTG BELLA VISTA, LLC,

Petitioner,

vs.

FHFC Case No. 2019-109B

RFA No. 2019-102

App. No. 2020-038DB

FLORIDA HOUSING
FINANCE CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner, HTG BELLA VISTA, LLC, (the "Petitioner" or "Bella Vista"), 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 its application submitted in response to the RFA, Petitioner requested an allocation of \$8,000,000 in Development Funding; \$1,450,000 in Land Acquisition Program Funding; \$609,629 in Non-Competitive Housing Credits; and \$13,000,000 in Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) for its proposed ninety-six (96) unit affordable housing development in Lee County, Florida. Petitioner's Application was assigned lottery number 42 by Florida Housing. Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.

8. Petitioner's received notice of the preliminary Board-approved RFA scoring and eligibility determinations, and preliminary Board-approved funding selections, through electronic posting on Friday, December 13, 2019, 9:19 a.m. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A" (for scoring and eligibility determinations) and Exhibit "B" (for funding selections). Petitioner was deemed eligible for funding but was not among those recommended 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 time-stamped copy of that

Notice of Intent is attached hereto as Exhibit “C”.

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, which 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 2019-102

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 (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. This e-mail notification was sent over five weeks after the applications were submitted in response to this RFA.

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 1 Applications that requested and are eligible for Land Acquisition Program Funding. (RFA at p. 61)

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. No Priority III applications were submitted in response to the RFA.

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:

- 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. The Bella Vista application, Application 2020-038DB in Lee County, was deemed eligible but was not selected for funding due to the Lottery and County Award Tally provisions of the RFA, and the fact that two Lee County applicants had already been selected for funding when Bella Vista would have been considered for funding selection. The scoring committee erroneously determined that the following applications, also for developments in Lee County, were eligible, satisfied all preferences, and recommended them for funding: Pine Island Cape, LLC, Application No. 2020-018DB; and East Pointe Phase Two, LLC, Application No. 2020-053D. If these two applicants were deemed ineligible, deemed not to satisfy all preferences, or otherwise not selected

for funding, then Bella Vista would have been selected for funding as the highest ranked applicant which would not have been excluded due to Lottery and the County Award Tally.

Pine Island Cape, LLC (2020-018DB)

Prior General Development Experience Chart

21. Applicants must demonstrate General Development Experience and may also qualify for the Federal Funding Experience Preference if they complete and include a “Prior Experience Chart.” The requirements for the Prior Experience Chart are set out on pages 14 through 16 of the RFA, and include identifying a Principal with experience and giving the name of the Developer Entity “for the proposed Development” for which that individual is a Principal.

22. Pine Island submitted its *Prior General Development Experience Chart* (“Experience Chart”) which provided in part,

Name of Principal, which must be a national person, with the required experience: MARCUS D. GOODMAN

Name of Developer Entity (for the proposed Development) for which the above individual is/was a Principal: THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS.

A copy of *Prior General Development Experience Chart* from the Pine Island Application is attached hereto as Exhibit “D.”

23. Pine Island Cape, LLC (“Pine Island”) identified two developer entities in its Application: Catalyst Pine Island Housing Developer, LLC and LCHA Developer, LLC. According to the Principal Disclosure Form for Pine Island Cape, LCHA Developer, LLC, is wholly owned by the Lee County Housing Authority, the sole member of the LLC.

24. Pine Island identified The Housing Authority of the City of Fort Myers as the Developer Entity “for the proposed Development” in the Experience Chart. Pine Island was deemed to have satisfied the Developer Experience requirement and to qualify for the Federal

Funding Experience Preference by the Review Committee.

25. The Housing Authority of the City of Fort Myers is not one of the two developer entities of Pine Island nor is it identified as a Developer on the *Principal Disclosures For the two Developers* form. Pine Island did not follow the instruction to disclose in the Experience Chart the “Name of the Developer Entity (for the proposed Development) for which the named individual is a Principal.” (emphasis added)

26. Pine Island should not have been deemed to satisfy the Developer Experience requirement or received the Federal Funding Experience Preference.

EAST POINTE PLACE PHASE II, APPLICATION NO. 2020-053D

Proximity Points and Preference

27. For its Community Services for proximity point purposes, East Pointe II claimed a Grocery Store located 1.71 miles from its site, a Public School 0.89 miles away, and a Medical Facility 0.18 miles away. East Pointe II was awarded 1.0 points for its Grocery Store, 3.0 points for its Public School, and 4.0 points for its Medical Facility. East Pointe II should not have received any Medical Facility points.

28. Pursuant to the RFA, Medical Facility is defined as:

A medically licensed facility that (i) employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to treat patients by walk-in or by appointment; and (ii) provides general medical treatment to any physically sick or injured person. Facilities that specialize in treating specific classes of medical conditions or specific classes of patients, including emergency rooms affiliated with specialty or Class II hospitals and clinics affiliated with specialty or Class II hospitals, will not be accepted.

RFA at 79. The excerpt of the East Pointe II application identifying Community Services and Transit Services is attached hereto as Exhibit “E.”

29. Within the application, East Pointe II identified its chosen Medical Facility as Lee Memorial Health System with the address of 3511 Dr. Martin Luther King Blvd., Fort Myers, Florida 33916, at a claimed distance of 0.18 miles from East Pointe II's DLP. The Medical Facility at this address, however, is Lee Community Healthcare, which operates the following six (6) locations, under these parameters,

- Lehigh Acres (adults, pediatrics and Ob/Gyn)
- **Dunbar (adults only)**
- North Fort Myers (adults only)
- Cape Coral (adults only)
- East Fort Myers (Ob/Gyn)
- South Fort Myers (Ob/Gyn)

Attached hereto as Exhibit "F" is an excerpt of the *About Lee Community Healthcare* page from its website.¹

30. The chosen Medical Facility, Lee County Community Healthcare, does not meet the definition of Medical Facility because it only serves adults and therefore only treats a specific group of patients. Even though all applications in this RFA are designated "workforce" housing, the fact that Florida Housing allows Public Schools to be claimed for proximity purposes means that Florida Housing anticipates the units may be occupied by families with children. Without the 4.0 proximity points for a Medical Facility, East Pointe II would have received only 4.0 proximity points for Community Services.

31. For its Transit Services, East Pointe II provided coordinates for three Public Bus

¹ On the Lee Community Health website, it indicates that primary healthcare for adults is provided for at all locations and *for children (only at Lehigh Acres)*. Moreover, that pediatric care, including well-child services (*only at Lehigh Acres*)

Stops, at claimed distances of 0.15 miles (Stop 1), 0.33 miles (Stop 2), and 0.32 miles (Stop 3). Florida Housing's Review Committee awarded East Pointe II 5.5 Transit Service proximity points.

32. East Pointe II's "Stop 1" does not meet the definition of Public Bus Stop. Specifically, Stop 1 is served by Route 10. Route 10 does not stop at Stop 1 at least hourly between 7 a.m. and 9 a.m. According to route maps published on the Lee County transit system ("Lee Tran") website, Stop 1 is served by Route 10 in the Southbound direction. The only transit of Route 10 past Stop 1 between the hours of 7 a.m. and 9 a.m. is a single time, some time between 8:05 a.m. and 8:15 a.m.

33. At most, then East Pointe II would only be entitled to 3.0 Transit Service Points, based on the other two stops claimed by East Pointe II that are between 0.3 and 0.4 miles away. (In fact, East Pointe II may not even qualify for 3.0 points, which Petitioner reserves the right to argue if necessary.)

34. Without its Medical Facility points and with only 3.0 Transit Service points, East Pointe II's total Proximity Score would only be 7.0 points. While East Pointe II would still be an eligible applicant with only 7.0 Proximity Points, it would not be entitled to the Proximity Point preference, and would not have been selected for funding.

Financial Arrearage Requirement

35. RFA 2019-102 includes a Financial Arrearage Requirement that provides as follows,

An Application will be deemed ineligible for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there remains any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report posted to the Corporation's Website under the link Property

Owners & Managers/Past Due Reports (also accessible by clicking here), but not more recently than five business days prior to the date the Committee meets to make a recommendation to the Board.

36. The applicable *Florida Housing Finance Corporation Past Due Report*, dated October 18, 2019, identifies the Housing Authority of City of Fort Myers for an October 1, 2019 late interest payment for a HOME loan. The Board Members and Executive Director of the Housing Authority of the City of Fort Myers are also the Board and Executive Director of the Southwest Florida Affordable Housing Choice Foundation, Inc. (“Southwest”). Southwest is a Member of East Pointe Phase Two Manager, LLC, which is the Manager and Non-Investor Member of the Applicant Entity for East Pointe II.

37. If the Housing Authority of Fort Myers was still on FHFC’s arrears list as of the day before the November 13, 2019 review committee meeting for this RFA, then East Pointe II should be deemed ineligible because its Principals were also Principals of an entity that was in arrears.

Substantial Interests Affected

38. 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.

39. 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

40. 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 Pine Island Cape application adequately demonstrated General Development Experience and Federal Funding Experience as required in the RFA.
- b. Whether a determination that Pine Island Cape does satisfy the General Development Experience and Federal Funding Experience would be contrary to the Terms of the RFA in a manner which is arbitrary, capricious, and contrary to competition.
- c. Whether the Medical Facility claimed in the East Pointe Place II application satisfies the RFA's requirement of providing general medical treatment to "any physically sick or injured person."
- d. Whether a determination that the Medical Facility claimed in the East Pointe Place II application satisfies the RFA's requirements for a Medical Facility would be contrary to the RFA in a manner which is arbitrary, capricious, and contrary to competition.
- e. Whether the East Pointe Place II application included Principals of the Applicant entity who are also Principals of an entity that was in arrears to Florida Housing as of the time set out in the Financial Arrearage Requirement of the RFA.
- f. Whether a determination that the East Pointe Place II application was not in violation of the Financial Arrearage Requirement of the RFA would be arbitrary, capricious, and contrary to competition.

Statutes and Rules Entitling Relief

41. 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

42. 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. The ultimate facts relevant to this Petitioner are:

- a. The Pine Island Cape application failed to demonstrate Prior General Development Experience and prior Federal Funding Experience and must be deemed ineligible.
- b. The East Pointe Place II application is not entitled to any proximity points for a Medical Facility because its claimed Medical Facility does not satisfy the RFA's requirements; and is entitled to at most 3.0 Transit Service points since one of its three claimed Public Bus Stops does not meet the definition of a Public Bus Stop.
- c. The East Pointe Place II application should be deemed ineligible if it is determined that any of its Principals are Principals of an entity that was in financial arrears to Florida Housing.
- d. Bella Vista is entitled to selection for funding in this RFA.

43. Unless the eligibility determinations, scores and rankings are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding, contrary to the provisions of the RFA and Florida Housings governing statutes and rules.

44. A correct application of the eligibility, scoring and ranking criteria will result in

funding for the Petitioner.

Right to Amend the Petition

45. 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 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 HTG Bella Vista, 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 Bella Vista Petition

- A. Spreadsheet of Board-Approved Scoring and Eligibility Determinations in RFA 2019-102, posted Friday, December 13, 2019 at 9:19 a.m.
- B. Spreadsheet of Board-Approved Funding Selections in RFA 2019-102, posted Friday, December 13, 2019 at 9:19 a.m.
- C. Bella Vista's Notice of Protest letter, time-stamped in at 8:58 a.m. on Wednesday, December 18, 2019.
- D. Prior General Development Experience Chart from Pine Island Cape Application, Application No. 2020-018DB
- E. Excerpts of East Pointe II Application No. 2020-053D identifying Community Services and Transit Services
- F. Printout from Lee Community Healthcare website

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

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 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
2020-052DB	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.



MAILING ADDRESS POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICE: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OFHLL.COM

ATTORNEYS
TIMOTHY J. ATKINSON
SIDNEY C. BIGGAR III
M. CHRISTOPHER BRYANT
ANGELA BARFORD
SIGUNDO J. FERNANDEZ
KENNETH G. OERTEL
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

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 HTG Bella Vista, LLC
Applicant for Application No. 2020-038DB, Bella Vista

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, HTG Bella Vista, LLC ("Bella Vista"), Applicant for Application No. 2020-038DB 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).

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

Sincerely,

M. Christopher Bryant
Counsel for HTG Bella Vista, LLC
Applicant for Application No. 2020-038DB

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

2020-02609	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
2020-04009	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

2020-01808	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
2020-05508	Parramore Oaks Phase Two	Orange	Pzula 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
2020-05409	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
2020-04608	Brembridge	Collier	Christopher Shear	Collier County		7,800,000.00	7,800,000.00	Y	1	1	5	Y	Y	Y	4	Y	29
2020-01909	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.

Exhibit A

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																		
2020-018D0	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
2020-019D0	Parlier 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
2020-022D0	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
2020-026D0	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
2020-027D0	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
2020-028D0	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
2020-030D0	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
2020-031D0	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
2020-032D0	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	84,955.12	5	Y	15
2020-035D0	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
2020-036D0	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
2020-038D0	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. Madas	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
2020-040D	Sierra Bay	Miami-Dade	Mara S. Madas	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. Madas	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. Madas	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
2020-045D	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
2020-046D	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
2020-047D	Amber 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
2020-048D	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
2020-049D*	Amber 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
2020-050D	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
2020-054D	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
2020-055D	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
2020-057D*	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																		
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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
2020-037D8	Amber 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
2020-052D8	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 Millo, Jr.	Miami-Dade County	188		5,904,761.00	5,904,761.00	N	1	5	Y	Y	Y	25,813.33		Y	23
2020-060D8	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.

Prior General Development Experience Chart

Name of Principal, which must be a national person, with the required experience: **MARCUS D. GOODSON**

Name of Developer Entity (for the proposed Development) for which the above individual is/was a Principal: **THE HOUSING AUTHORITY OF THE CITY OF FORT MYERS**

Name of Development	Location (City & State)	Affordable Housing Program that Provided Financing (e.g., Housing Credits, Tax-Exempt Bonds, HOME, SAIL, etc.)	Total Number of Units	Year Completed	Federal Programs such as Davis Bacon requirements and Environmental Review requirements applied? (Y/N)
Homes of Renaissance Preserve I	Fort Myers, Florida	Housing Credits, HOME (FHFC), Tax Credit Exchange Program (TCEP), Tax Credit Assistance Program (TCAP)	96	2009	Yes
Renaissance Preserve Senior	Fort Myers, Florida	Housing Credits, SAIL, HOPE VI, Supplemental Loan, Local Bonds	120	2009	Yes
Homes of Renaissance Preserve II	Fort Myers, Florida	Housing Credits, TCEP, HOPE VI	88	2011	Yes
Homes of Renaissance Preserve III	Fort Myers, Florida	Housing Credits	72	2011	No
Landings at East Pointe	Fort Myers, Florida	Housing Credits	126	2014	No
East Pointe Place	Fort Myers, Florida	Housing Credits	86	2014	No

Exhibit A as modified on 8-14-19, 8-27-19, and 9-6-19

- (2) If the proposed Development consists of Scattered Sites, for each Scattered Site that is in addition to the Development Location Point information provided in (1) above, identify the latitude and longitude coordinate, rounded to at least the sixth decimal place:

[Click here to enter text.](#)

e. Proximity

- (1) PHA Proximity Point Boost

Does the proposed Development qualify for the PHA Proximity Point Boost?

No

If "Yes", provide the required letter as **Attachment 6**.

- (2) Transit Services

Provide the location information and distance for one of the four Transit Services on which to base the Application's Transit Score below.

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile) *
Public Bus Stop 1	<u>26.6438687</u>	<u>-81.8408553</u>	<u>0.15</u>
Public Bus Stop 2	<u>26.6483768</u>	<u>-81.8425890</u>	<u>0.33</u>
Public Bus Stop 3	<u>26.6482850</u>	<u>-81.8427966</u>	<u>0.32</u>
Public Bus Transfer Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Rapid Transit Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
SunRail Station, MetroRail Station, or TriRail Station	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The

Exhibit A as modified on 8-14-19, 8-27-19, and 9-6-19

horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

(3) Community Services

Service	Service Information	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile):*
Grocery Store	<u>Bravo Supermarket</u> 4031 Palm Beach Blvd. Ft. Myers, FL	<u>26.666228</u>	<u>-81.831850</u>	<u>1.71</u>
Medical Facility	<u>Lee Memorial Health System</u> 3511 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL	<u>26.641364</u>	<u>-81.841900</u>	<u>0.18</u>
Pharmacy	<u>Service Name and Address</u>	<u>Latitude coordinates</u>	<u>Longitude coordinates</u>	<u>Distance</u>
Public School	<u>Dunbar High School</u> 3800 Edison Avenue, Fort Myers, FL	<u>26.633594</u>	<u>-81.834336</u>	<u>0.89</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

6. Number of Building and Units

a. Total number of units in the proposed Development: 90

b. Set-Aside Commitments

(1) Select one (1) of the following minimum set-aside commitments:

Average Income Test

(2) Total Set-Aside Breakdown Chart

(a) Applicants committing to the minimum set-aside commitment of 20 percent of the total units at 50 percent of the Area Median Income or less or 40 percent of the total units at 60 percent of the Area Median Income or less must complete the following chart:

Total Set-Aside Breakdown Chart
--



[Giving \(http://www.leehealthfoundation.org/index.asp\)](http://www.leehealthfoundation.org/index.asp)

[MyChart \(https://mychart.leememorial.org/MyChart/\)](https://mychart.leememorial.org/MyChart/)

[Careers \(/jobs/index.asp\)](/jobs/index.asp)

[Billing \(/businessoffice/index.asp\)](/businessoffice/index.asp)

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Lee Community Healthcare



About Lee Community Healthcare

Lee Community Healthcare (LCH) is a community health center established in May of 2011 which received federally qualified health center look-alike (FQHC-LA) designation on February 26, 2015.

Lee Community Healthcare Locations include:

- ▶ Lehigh Acres (adults, pediatrics and Ob/Gyn) ***New Location Click here for directions**
- ▶ Dunbar (adults only) **Click here for directions**
- ▶ North Fort Myers (adults only) **Click here for directions**
- ▶ Cape Coral (adults only) **Click here for directions**
- ▶ East Fort Myers (Ob/Gyn) **Click here for directions**
- ▶ South Fort Myers (Ob/Gyn) **Click here for directions**



From its 45 physicians, advanced practitioners, midwives, nurses and support staff provide primary medical care to the medically uninsured and economically distressed residents of southwest Florida. In 2016, it was estimated that 250,008 Lee County residents were living in low-income households, 140,476 lacked some form of health insurance coverage, and 129,874 lacked access to primary health care services. In response to these acute community needs the team at Lee Community Healthcare saw 9,546 patients during 25,070 office visits in 2017.

Choosing Us Makes Sense Because...

The Right Care starts with a commitment by our care teams to focus on patients and what is best for them. It strives to develop a close provider-patient relationship through longer visits, and seeks to empower each patient to truly understand and take ownership in their own health.

The Right Place means placing offices in the heart of those communities where primary care services for the uninsured and medically under-served are lacking, and maintaining a proximity close to local emergency rooms wherever possible.

The Right Time involves providing extended hours during the workweek and on the weekend so that working families can more easily access the care they need. Emphasizing preventive patient care before a serious health issue arises means a healthier patient and a reduced likelihood of them having to go to the hospital.

Treatment & Services

Provided by Lee Community Healthcare directly:

- ▶ Primary medical care for adults (all locations) & children (only at Lehigh Acres)
- ▶ Diagnostic laboratory and radiological services
- ▶ Cancer and other disease screenings
- ▶ Immunizations (adults only)
- ▶ Screening for elevated blood levels, communicable diseases and cholesterol
- ▶ Behavioral health care
- ▶ Chronic disease management for diabetes, hypertension, asthma, chronic obstructive pulmonary disorder (COPD) and congestive heart failure
- ▶ Appropriate Enabling Services such as case management, referrals outreach, transportation assistance, interpreters and patient education Provided by other organizations, through a referral
- ▶ Pediatric care, including well-child services (only at Lehigh Acres)
- ▶ Obstetric and gynecological care, including prenatal and perinatal care
- ▶ Providing assistance to patients in obtaining discounted medications

Provided by Partner Providers by referral:

- ▶ Complex mental health and substance abuse services
- ▶ Emergency medical care



- ▶ Emergency and routine dental care

How Much Will I Pay?

Based on household size and family income Lee Community Healthcare patients can qualify for discounts on their care. For example, a mother or father with two children earning less than \$25,100 can be seen by an Lee Community Healthcare provider for as little as \$10.00.

We welcome all existing Medicaid and Medicare recipients as well as patients possessing private insurance. In addition, our highly trained staff routinely assists patients in evaluating their eligibility to purchase health insurance through the Affordable Care Act health insurance exchanges, and in signing up for Medicaid or Medicare benefits. No one is ever turned away because they lack the money to pay for their care.

Lee Community Healthcare Annual Report

(pdf/lch2017-annual-report.pdf)



Contact Lee Community Healthcare

Call us today to find out more information about your treatment options, to schedule a consultation or to make an appointment.

📍 Lee Community Healthcare - Lehigh Acres

**New Location*

5705 Lee Boulevard
Suite 1
Lehigh Acres, FL 33971

Hours:

Mon - Fri : 8am - 5pm