

**STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION**

MADISON SQUARE, LLC, and  
ARC 2019, LLC,

Petitioners,

vs.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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FHFC Case # 2020-017BP

APPLICATION NO: 2020-227C

REQUEST FOR APPLICATIONS: 2019-113

**FORMAL WRITTEN PROTEST OF AWARD  
AND PETITION FOR ADMINISTRATIVE HEARING**

Pursuant to Sections 120.569 and 120.57(3), Florida Statutes, and Chapter 28-110 and Rule 28-106.201, Florida Administrative Code (“Fla. Admin. Code”), Petitioners, Madison Square, LLC, and ARC 2019, LLC (collectively, “Petitioners”), file this Formal Written Protest of Award and Petition for Administrative Hearing and state:

**Affected Agency**

1. The agency affected is the Florida Housing Finance Corporation (“Florida Housing”), 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The telephone number is 850-488-4197.

**Petitioners**

2. Petitioners’ address is 558 W. New England Ave., Suite 250, Winter Park, Florida 32789. Petitioners’ telephone number is 407-333-1440. For purposes of this proceeding, Petitioners’ address is that of its undersigned counsel.

3. Petitioner Madison Square, LLC (“Madison Square”) is the Applicant entity for a proposed affordable housing development to be located in Lee County, Application #2020-227C. Petitioner ARC 2019, LLC (“ARC”) is the “Developer” entity as defined by Florida Housing in Rule 67-48.002(28), Fla. Admin. Code.

4. Petitioners are challenging the award of funding of Housing Credits under Request for Applications 2019-113, Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties (the “RFA”) to the applicant named in this Petition for its failure to meet Eligibility Items.

#### **Petitioners’ Counsel**

5. Counsel for Petitioners and Petitioners' address for this proceeding is:

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#### **Background**

6. Florida Housing administers various affordable housing programs including the Housing Credit Program pursuant to Section 42 of the Internal Revenue Code (the “IRC” or the “Code”) and Section 420.5099, Florida Statutes (“Fla. Stat.”), under which Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Fla. Admin. Code.

7. Florida Housing administers a competitive solicitation process to implement the provisions of the housing credit program under which developers apply for funding. Chapter 67-60, Fla. Admin. Code.

8. Rule 67-60.006, Fla. Admin. Code, provides that “[t]he failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to this rule chapter shall be grounds for a determination of nonresponsiveness with respect to its Application. If a determination of nonresponsiveness is made by the Corporation, the Application shall be considered ineligible.”

9. Furthermore, by submitting an application, each applicant certifies that:

Proposed Developments funded under this RFA will be subject to the requirements of the RFA, inclusive of all Exhibits, the Application requirements outlined in Rule Chapter 67-60, F.A.C., the requirements outlined in Rule Chapter 67-48, F.A.C., and the Compliance requirements of Rule Chapter 67-53, F.A.C.

(RFA at p. 6).

10. Because the demand for Housing Credit funding exceeds that which is available under the Housing Credit Program, qualified affordable housing developments must compete for this funding. To assess the relative merits of proposed developments, pursuant Chapters 67-48 and 67-60, Fla. Admin. Code, Florida Housing has established by rule a competitive solicitation process known as the Request for Applications.

11. Specifically, Florida Housing’s solicitation process for the RFA, as set forth in Chapter 67-60, Fla. Admin. Code, involves

- a) Florida Housing publishes its competitive solicitation (RFA) in the Florida Administrative Register;
- b) applicants prepare and submit their response to the competitive solicitation;
- c) Florida Housing appoints a scoring committee (“Review Committee”) to evaluate the applications;
- d) the scoring committee makes recommendations to Florida Housing’s Board, which are then voted on by the Board; and

- e) applicants not selected for funding may protest the results of the competitive solicitation process.

12. Florida Housing issued the RFA on August 20, 2019, and issued a modification to the RFA on September 20, 2019. The application deadline for the RFA as modified was November 5, 2019 (the “Application Deadline”).

13. On or about February 18, 2020, the Review Committee, which consisted of Florida Housing staff, met and considered the applications responding to the RFA. At the meeting the Review Committee listed and input the scores for each application and ultimately made recommendations to the Florida Housing Board of Directors (“Board”) for their consideration. The Review Committee determined that Petitioners’ Application was eligible and awarded the Total Possible Points, but not selected for funding based upon the sorting order in the RFA.

14. On March 6, 2020, Florida Housing’s Board of Directors adopted the Review Committee’s recommendations and tentatively authorized the selection for funding of those applications identified in RFA 2019-113 Board Approved Preliminary Awards report, which reflected the preliminary funded applicants.

#### **Notice of Agency Action**

15. Petitioners received notice on or about March 6, 2020 of Florida Housing’s Final Agency Action entitled “RFA 2019-113 Board Approved Preliminary Awards” dated March 6, 2020 (“Florida Housing’s Notice”).

#### **Notice of Protest**

16. On March 10, 2020, Petitioners timely filed their Notice of Protest in which they challenged the selection of the applications in Florida Housing’s Notice (See Notice of Protest,

attached as Exhibit “A”, which includes the Florida Housing’s Notice reflecting the preliminarily funded applicants).

### **Substantial Interests**

17. The RFA sets forth the information required to be provided by an applicant, which includes a general description of the type of projects that will be considered eligible for funding and delineates the submission requirements. (RFA at pp. 2-64). Additionally, the RFA sets forth a list of mandatory Eligibility and Point Items that must be included in an application. (RFA at pp. 64-65; 68). The RFA expressly provides that “[o]nly Applications that meet all of the . . . Eligibility Items will be eligible for funding and considered for funding selection.” (RFA at p. 64).

18. To determine which applications are selected for funding, the highest scoring eligible applications are first sorted together from highest to lowest score, with any scores that are tied further ranked pursuant to a sorting order set forth in the RFA. (RFA at pp. 68-69). The last of the sorting order items is the application’s randomly assigned lottery number, with applications that have a lower lottery number ranking above applications with a higher lottery number. (RFA at p. 69).

19. After the eligible applications are scored and sorted, Florida Housing determines which of the eligible applications will be selected for funding by following the Funding Selection Process outlined in the RFA. (RFA at pp. 69-70). The Funding Selection Process is a hierarchical list that sets forth which applications will receive funding based on the application ranking and other goals of the RFA. Relevant to this Petition, is the following:

- a) The first application selected for funding will be the highest ranking eligible applications that qualify for the Local Community Revitalization Initiative Goal.

- b) The next four applications selected for funding will be the highest ranking eligible Medium County applications that qualify for the Local Government Areas of Opportunity Funding Goal, subject to the Funding Test and the County Award Tally.

20. Also relevant to this Petition, the County Award Tally is described as follows: As applications are selected for funding, Florida Housing will prioritize applications for developments in counties where an application has not yet been selected for funding over applications for developments in counties where an application has already been selected for funding. (RFA at p.69). Because the amount of funding is limited and the list of counties is large, this means that once an application with a development in a particular county is selected for funding, no other application for developments in that same county will be selected for funding, even if the other applications are ranked higher than other applications.

21. Petitioners timely submitted an application in response to the RFA, Application #2020-227C (“Petitioners’ Application”). In the Petitioners’ Application, Petitioners sought an allocation of \$1,700,000 in annual federal tax credits<sup>1</sup> to help finance the development of their project, a 76-unit High-Rise Apartment complex in Lee County. The Petitioners’ Application

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<sup>1</sup> The United States Congress has created a program, governed by Section 42 of the IRC, by which federal income tax credits are allotted annually to each state on a per capita basis to help facilitate private development of affordable low-income housing for families. These tax credits entitle the holder to a dollar-for-dollar reduction in the holder’s federal tax liability, which can be taken for up to ten years if the project continues to satisfy IRC requirements. The tax credits allocated annually to each state are awarded by state “housing credit agencies” to single-purpose applicant entities created by real estate developers to construct and operate specific multi-family housing projects. The applicant entity then sells this ten-year stream of tax credits, typically to a syndicator, with the sale proceeds generating much of the funding necessary for development and construction of the project. The equity produced by this sale of tax credits in turn reduces the amount of long-term debt required for the project, making it possible to operate the project at below-market-rate rents that are affordable to low-income and very-low-income tenants. Pursuant to section 420.5099, Fla. Stat., Florida Housing is the designated “housing credit agency” for the State of Florida and administers Florida’s tax credit program under its Housing Credit Program (“HC Program”). Through the HC Program, Florida Housing allocates Florida’s annual fixed pool of federal tax credits to developers of affordable housing.

was assigned lottery number 45. See RFA 2019-113 Board Approved Scoring Results (the “Applications Report”), attached as Exhibit “B”).

22. Diplomat South, LLC (“Diplomat”) submitted an application in response to the RFA, Application #2020-202C (“Diplomat’s Application”). Diplomat sought an allocation of \$1,638,559 in annual federal tax credits to help finance the development of its project, a 80-unit Garden Apartments complex also located in Lee County. Diplomat’s Application was assigned lottery number 14. (See Applications Report, attached as Exhibit “B”).

23. Petitioners’ Application and Diplomat’s Application were each scored as having satisfied eligibility requirements for funding, scored 10 out of 10 points, and qualified for the Local Government Area of Opportunity Funding Goal. However, because Diplomat’s Application had a lower random lottery number than Petitioners’ Application and both developments were located in Lee County, Diplomat’s Application was selected for funding and Petitioner’s Application was not.

24. As set forth below, Florida Housing improperly determined that Diplomat satisfied all of the mandatory Eligibility Items of the RFA. As a result of the preliminary scoring process, Diplomat was incorrectly included in the preliminary awards rankings, but should have been found ineligible for funding.

25. Petitioners are challenging and seeking a determination that Florida Housing erred in its preliminary eligibility decision and the decision to preliminarily award Housing Credits to Diplomat. But for the errors described in this Petition, Petitioners would have been ranked in the funded range and would have been entitled to an allocation of housing credits from the RFA.

#### **Site Control**

26. Florida Housing requires that an applicant submit site control documents to demonstrate that it can move forward with the proposed Development. Included in that

demonstration is the requirement of showing that the applicant has the exclusive right to purchase the property.

27. Site control is a mandatory Eligibility Item in the RFA. With respect to Site control and an eligible contract, Section Four, Part A. of the RFA provides, in pertinent part:

The Applicant must demonstrate site control by providing, as Attachment 8 to Exhibit A, the properly completed and executed Florida Housing Finance Corporation Site Control Certification form (Form Rev. 08-18), which is provided on the RFA Website.

For the Site Control Certification form to be considered complete, as an attachment to the form, the Applicant must include the documentation required in Items (1), (2), and/or (3), as indicated below, demonstrating that it is a party to an eligible contract or lease, or is the owner of the subject property. Such documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases. If the proposed Development consists of Scattered Sites, site control must be demonstrated for all of the Scattered Sites.

- (1) An eligible contract must meet all of the following conditions:
  - (a) It must have a term that does not expire before April 30, 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 April 30, 2020; . . .

(RFA p. 34).

28. In an attempt to demonstrate site control, Diplomat submitted as Attachment 8 of Diplomat's Application a Site Control Certification form ("Diplomat's Certification"). (See Diplomat's Application at p. 47). In Diplomat's Certification, Diplomat certified that it had "control of the Development site" and "[t]o be considered complete, documents demonstrating that site control pursuant to the terms set forth in Section Four A.7.a. of the RFA are attached."



**A) Diplomat's Certification was false: Diplomat did not have control of the Development site.**

29. Attached to Diplomat's Certification is a Vacant Land Contract (the "Diplomat Contract") between Habitat Diplomat, LLC as seller ("Seller") and Diplomat as buyer. The Diplomat Contract includes an Addendum to Vacant Land Contract (the "Diplomat Addendum").

30. The RFA expressly provides that the first requirement of an Eligible Contract is that the contract has "a term that does not expire before April 30, 2020" or "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 April 30, 2020." (RFA at p. 34).

31. The Diplomat Contract has a closing date of September 30, 2020. However, the Diplomat Addendum provides the Seller with the unilateral right to terminate the Diplomat Contract at *any time* before the closing date. (See Diplomat's Application at p. 57). Since the Seller has the unilateral right to terminate the Diplomat Contract, the Seller could terminate the Diplomat Contract before April 30, 2020, thereby depriving Diplomat of its Development site. As such, Diplomat never had site control of the Development site, Diplomat did not satisfy the mandatory Eligibility Item of site control, and Diplomat's Application must be deemed ineligible.

**B) Diplomat's Certification was false and incomplete: All documents demonstrating site control pursuant to the terms set forth in Section Four A.7.a. of the RFA were not attached to Diplomat's Certification.**

32. Section 6 of the Diplomat Addendum states that the Seller's obligation to close on the sale is expressly contingent upon Seller securing the approval of the Diplomat Contract by Seller's Board of Directors ("Board Approval"). (See Diplomat's Application at p. 57).

33. The RFA expressly provides that “[f]or the Site Control Certification form to be considered complete, as an attachment to the form, the Applicant must include the documentation required in Items (1), (2), and/or (3). . .Such documentation ***must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases.***”

34. Florida Housing has previously ruled that where the site control documents are contingent upon board approval, an applicant must provide evidence of the board approval. *City Crossings, Ltd. v. Florida Housing Finance Corp.*, Case No. 2012-049UC (Fla. FHFC Sept. 7, 2012). Diplomat did not attach to Diplomat’s Certification a copy of the Board Approval.

35. When Florida Housing reviews and scores the applications presented to it, Florida Housing is not permitted to receive or rely upon any extrinsic evidence beyond that submitted by the applicant before the Application Deadline.

36. As such, Diplomat failed to attach all of the required site control documentation as required by the RFA, Diplomat’s Certification was false, Diplomat did not satisfy the mandatory Eligibility Item of site control, and Diplomat’s Application must be deemed ineligible.

#### **Issues of Material Fact and Law**

37. Disputed issues of material fact and law include those matters pled in this Petition, and include but are not limited to the following:

a) Whether the requirements for eligibility found in the provisions of the RFA have been followed with respect to the proposed allocation of tax credits to Diplomat under the RFA or correct eligibility determinations have been made based on the provisions of the RFA.

b) Whether Florida Housing’s proposed allocation of the tax credits to Diplomat are consistent with the RFA, the requirements of a competitive procurement process and Florida Housing’s rules and governing statutes.

c) Whether the criteria for determining eligibility, ranking and evaluation of proposals in the RFA were properly followed.

d) Whether the preliminary rankings properly determine the eligibility of potential applicants for funding in accordance with the standards and provisions of the RFA.

e) Whether the rankings and proposed awards are consistent with the RFA and the disclosed basis or grounds upon which tax credits are to be allocated.

f) Whether the rankings and proposed awards are based on a correct determination of the eligibility of the applicants or correct scoring and ranking criteria in the RFA.

g) Whether the rankings and proposed awards are consistent with fair and open competition for the allocation of tax credits.

h) Whether the rankings and proposed awards are based upon clearly erroneous or capricious eligibility determinations, scoring or rankings.

i) Whether the proposed awards improperly incorporate new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents.

j) Whether Diplomat's Application should be deemed ineligible for funding under the RFA because of its failure to satisfy RFA requirements with respect to Site control.

k) Whether the criteria and procedures for the scoring, ranking and eligibility determination of the Diplomat Application is arbitrary, capricious, contrary to competition, contrary to the RFA requirements, or are contrary to prior Florida Housing interpretations of the applicable statutes and administrative rules.

l) Whether the RFA's criteria were properly followed in determining eligibility, ranking and evaluation of the Diplomat's Application.

m) Whether the eligibility determination and ranking of Diplomat's Application is consistent with fair and open competition for the allocation of tax credits.

n) Whether the eligibility determination and ranking of Diplomat's Application is based on clearly erroneous or capricious eligibility determination, scoring or ranking.

o) Whether the eligibility determination and ranking of Diplomat's Application improperly incorporates new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents. .

p) Such other issues as may be revealed during the protest process.

38. Petitioners reserve the right to seek leave to amend this petition to include additional disputed issues of material fact and law that may become known through discovery.

**Statement of Ultimate Facts and Law**

39. As a matter of ultimate fact and law, Diplomat failed to complete its application in accordance with the competitive solicitation; its application was not responsive to and failed to comply with relevant portions of the RFA; and, therefore, its application should not have been considered for funding or scored as being an eligible application.

40. As a matter of ultimate fact and law Florida Housing improperly determined that Diplomat's application was completed in accordance with the competitive solicitation; was responsive to all applicable provisions of the RFA and, and as a result was eligible for funding the under.

41. As a matter of ultimate fact and law Florida Housing improperly determined that Diplomat's Application satisfied all mandatory eligibility requirements as of the Application Deadline.

42. As a matter of ultimate fact and law, Florida Housing improperly determined that Diplomat was eligible for funding.

43. As a matter of ultimate fact and law, Florida Housing improperly determined that Diplomat had Site control and was eligible for funding.

44. As a matter of ultimate fact and law, but for these errors in Diplomat's Application and Florida Housing's scoring and ranking of Diplomat's Application, Petitioners would have been entitled to an allocation of its requested tax credit funding.

**Statutes and Rules**

Statutes and rules governing this proceeding are Sections 120.569 and 120.57(3), and Chapter 420, Fla. Stat., and Chapters 28-106, 67-48 and 67-40, Fla. Admin. Code.

**WHEREFORE**, Petitioners request that

A. Florida Housing refer this Petition to the Division of Administrative Hearings for a formal administrative hearing and the assignment of an Administrative Law Judge pursuant to Section 120.57(3), Fla. Stat.;

B. The Administrative Law Judge enter a Recommended Order determining that

- 1) Diplomat failed to complete its application in accordance with the competitive solicitation; that its application was non-responsive to and failed to comply with the; and that its application should not have been scored as having satisfied mandatory eligibility requirements as prescribed by the RFA ;
- 2) Florida Housing improperly determined that the application submitted by Diplomat was completed in accordance with the competitive solicitation;
- 3) Florida Housing improperly determined that the application submitted by Diplomat was responsive to the RFA; and.
- 4) Florida Housing improperly determined that the application submitted by Diplomat was eligible for funding under the RFA .

C. The Administrative Law Judge enter a Recommended Order recommending Florida Housing award Petitioners their requested tax credit funding;

D. Florida Housing enter a Final Order awarding Petitioners their requested tax credit funding; and,

E. Petitioners be granted such other relief as may be deemed appropriate.

Respectfully submitted this 20<sup>th</sup> day of March, 2020.



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407-425-7010 (phone)  
407-425-2747 (fax)

**CERTIFICATE OF SERVICE**

I certify that the original of the foregoing has been filed by electronic mail to the Corporation Clerk, Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301 ([CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)) this 20th day of March, 2020.



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Sarah Pape



J. Timothy Schulte, Esquire  
[tschulte@zkslawfirm.com](mailto:tschulte@zkslawfirm.com)

March 10, 2020

*Via Hand Delivery and*  
*Via Electronic Mail: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)*  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RECEIVED  
20 MAR 10 PM 4:59  
FLORIDA HOUSING FINANCE CORPORATION

Re: RFA 2019-113 Housing Credit Financing for Affordable Housing  
Developments Located in Medium and Small Counties (the "RFA") - Notice of  
Protest


Dear Corporation Clerk:

On behalf of Applicant Madison Square, LLC, Application No. 2020-227C ("Madison Square") and Developer ARC 2019, LLC, ("ARC"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60,009, Florida Administrative Code and the RFA. Madison Square and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, March 6, 2020 at 9:35 a.m. Madison Square and ARC reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Madison Square's and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

  
J. Timothy Schulte

JTS/jle

Encl.

cc: Madison Square  
ARC  
Sarah Pape, Esq.



RFA 2019-113 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,805,028.00
Total HC Allocated to Medium Counties	14,834,801.00
Plus Unallocated Small County funding	94,374.00
Total HC for Medium Counties Remaining	64,601.00

Total HC for Small Counties in RFA	1,413,414.00
Total HC Allocated to Small Counties	1,319,040.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo.	Total Units	Competitive HC Request Amount	Qualifies for the Revitalization Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADD Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal

2020-311C	Westside Phase I	Volusia	M	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSBHDC Developer, LLC	E, Non-ALF	80	1,638,559	Y	Y	N	10	Y	Y	Y	A	Y	5
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Goal to fund four Applications that qualify for the Local Government Area of Opportunity Goal

2020-212C	Retreat at Cocoa Commons	Brevard	M	Sam Johnston	Arbour Valley Development, LLC	E, Non-ALF	96	1,678,000	N	Y	N	10	Y	Y	Y	A	Y	1
2020-202C	Diplomat South	Lee	M	Darren Smith	SHAG Diplomat South, LLC; LCHA Developer, LLC	F	80	1,638,559	N	Y	N	10	Y	Y	Y	A	Y	14
2020-313C	Amaryllis Park Place II	Sarasota	M	Darren Smith	Amaryllis II Fortis Development, LLC; SHA Affordable Development, LLC	F	82	1,679,523	Y	Y	N	10	Y	Y	Y	A	Y	48
2020-173C	Tranquility at Milton	Santa Rosa	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	72	1,200,000	N	Y	N	10	Y	Y	Y	A	Y	56

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

2020-239C	Bryce Landing	Clay	M	Matthew A. Rieger	HTG Bryce Landing Developer, LLC	F	96	1,698,624	N	N	Y	10	Y	Y	Y	A	Y	3
2020-308C	Oak Park Villas	Polk	M	Matthew A. Rieger	HTG Oak Villas Developer, LLC	F	96	1,698,624	N	N	Y	10	Y	Y	Y	A	Y	9

Small County Applications

2020-335C	Weldon Crossings	Bradford	S	Christopher Savino	Weldon Crossings Developer, LLC; N Vision Communities, Inc.	F	70	1,319,040	N	N	Y	10	Y	Y	Y	A	Y	24
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Remaining Medium County Applications

2020-247C	Edgewood Parc	Bay	M	Matthew A. Rieger	HTG Edgewood Developer, LLC	E, Non-ALF	86	1,690,760	N	N	N	10	Y	Y	Y	A	Y	2
2020-250C	Shoreline Villas	Okaloosa	M	Matthew A. Rieger	HTG Shoreline Developer, LLC	E, Non-ALF	72	1,158,152	N	N	N	10	Y	Y	Y	A	Y	5
2020-304C	Arbours at Merrillwood I	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	E, Non-ALF	40	754,000	N	N	N	10	Y	Y	Y	A	Y	12

On March 6, 2020, 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 2019-113 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Revitalization Goal?	Qualifies for the Local Government Area of Opportunity?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2020-166C	Tranquility at Ferry Pass	Escambia	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	36	620,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	85
2020-167C	Cloverleaf Crossing	Marion	M	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities II, LLC	F	96	1,670,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	133
2020-168C	Tranquility at Powell Creek	Lee	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	75	1,275,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	86
2020-170C	Tranquility at Ocala	Marion	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	96	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	137
2020-171C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	86	1,690,760.00	Y	Y	N	Y	10	Y	Y	Y	A	Y	143
2020-172C	Mission Road Place	Leon	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	78	1,500,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	25
2020-173C	Tranquility at Milton	Santa Rosa	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	72	1,200,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	56
2020-174C	Grande Park Senior Apartments	Hernando	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	88	1,699,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	82
2020-175C	Crestfield Manor	Hernando	M	Jonathan L. Wolf	Crestfield Manor Developer, LLC	E, Non-ALF	86	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	123
2020-176C	Melissa Grove	Leon	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	36
2020-177C	Harmony at Citrus Hills	Citrus	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	E, Non-ALF	96	1,650,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	171
2020-178C*	Griffin Lofts	Polk	M	Oscar Sol	Griffin Lofts Dev, LLC	E, Non-ALF	60	1,400,000.00	Y	Y	N	N	10	Y	Y	Y	B	Y	103
2020-179C	Pinewood Terrace	Volusia	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	56	1,080,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	158
2020-180C	Tranquility at Indian Lake	Pasco	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	84	1,300,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	105
2020-182C	Arbours at Merrillwood Family	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	F	93	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	67
2020-183C	Huntington Place	Lee	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	46	900,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	4
2020-184C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	60	1,460,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	166
2020-185C	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	E, Non-ALF	80	1,600,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	148
2020-187C	The Reserve at Ocala	Marion	M	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Affordable Development, LLC; CRN Florida Affordable Development, LLC	F	96	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	71
2020-188C	The Reserve at Lakeland	Polk	M	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Affordable Development, LLC; CRN Florida Affordable Development, LLC	F	102	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	181
2020-189C	Lakeview Village	Escambia	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	72	1,385,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	120
2020-191C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	72	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	146
2020-192C	Osprey Landings	Volusia	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	60	1,160,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	18
2020-194C	Warwick Commons	Volusia	M	Jonathan L. Wolf	Warwick Commons Developer, LLC	F	80	1,640,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	173
2020-196C	Meadowlark Court	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	88	1,670,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	15
2020-197C	Sandpiper Court	Sumter	M	Domingo Sanchez	DDER Development, LLC	F	88	1,670,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	131
2020-198C	Indian River Homes	Indian River	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	46	900,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	21



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2020-199C	Harmony at Powell Creek	Lee	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	E, Non-ALF	75	1,300,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	172
2020-200C	Bergson Place	Citrus	M	Matthew A. Rieger	HTG Bergson Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	N	N	N	10	Y	Y	Y	A	Y	155
2020-201C	Solomon Park	Lee	M	Matthew A. Rieger	HTG Solomon Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	102
2020-202C	Diplomat South	Lee	M	Darren Smith	SHAG Diplomat South, LLC; LCHA Developer, LLC	F	80	1,638,559.00	Y	N	Y	N	10	Y	Y	Y	A	Y	14
2020-203C	Woodland Park Phase II	Alachua	M	Matthew A. Rieger	HTG Woodland Phase II Developer, LLC; GHA Development, LLC	F	90	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	119
2020-204C	Madison Oaks East	Marion	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	90	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	75
2020-205C	Palms at Kyle Terrace	Polk	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	87	1,530,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	72
2020-206C*	Veranda Estates	Alachua	M	William A. Markel	JES Dev Co, Inc.	E, Non-ALF	84	1,554,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	132
2020-207C	Peregrine Court	Osceola	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,670,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	150
2020-208C	Jackson Terrace	Brevard	M	James R. Hoover	TVC Development, Inc.	F	96	1,690,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	162
2020-209C	Enclave at Grande Park	Hernando	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	88	1,699,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	180
2020-210C	Eagle Pointe	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	88	1,680,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	22
2020-211C	Tranquility at Lakeland	Polk	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	102	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	138
2020-212C	Retreat at Cocoa Commons	Brevard	M	Sam Johnston	Arbour Valley Development, LLC	E, Non-ALF	96	1,678,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	1
2020-213C	Bayonet Gardens II	Pasco	M	Christopher Shear	MHP Developer II, LLC	F	88	1,300,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	34
2020-214C	Summerhill Senior Residences	Citrus	M	Oscar Sol	GM Summerhill Dev, LLC	E, Non-ALF	100	1,699,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	19
2020-215C	Gavin Point	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	84	1,440,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	23
2020-216C	Magnolia Oaks	Leon	M	Christopher Shear	MHP Magnolia Oaks Developer II, LLC	F	102	1,700,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	30
2020-217C	Canopy Cove	Leon	M	Christopher Shear	MHP Canopy Cove Developer II, LLC	F	88	1,300,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	163
2020-218C	White Dove Court	Osceola	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,670,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	55
2020-219C*	Midtown Manor	Volusia	M	Donald W Paxton	BCP Development 19 LLC	F	82	1,520,000.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	154
2020-221C	Tori Meadows	Escambia	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	93	1,505,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	11
2020-222C	Canyon Park	Polk	M	Matthew A. Rieger	HTG Canyon Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	169
2020-223C	Madison Crest	Volusia	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	F	104	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	127
2020-224C	Madison Pines	Alachua	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	73
2020-225C	Madison Oaks	Osceola	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	76	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	113
2020-226C	Madison Terrace	Lee	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	76	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	183
2020-227C	Madison Square	Lee	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	76	1,700,000.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	45

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2020-228C	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	64
2020-229C	Thornton Place	Brevard	M	Jonathan L. Wolf	Thornton Place Developer, LLC	F	84	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	8
2020-230C	Whippoorwill Court	Osceola	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,670,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	58
2020-231C	Madison Oaks West	Marion	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	F	104	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	99
2020-232C	Madison Grove	Osceola	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	78	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	178
2020-233C	Magnolia Senior	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	106
2020-234C	Tanager Court	Pasco	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,670,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	175
2020-235C	Azalea Place	Escambia	M	Matthew A. Rieger	HTG Azalea Developer, LLC	F	86	1,690,760.00	Y	N	N	Y	10	Y	Y	Y	A	Y	61
2020-236C	Magnolia Family	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	F	130	1,700,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	98
2020-237C	Blairstone Pointe	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	102	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	43
2020-238C	The Venue at Viera - Phase II	Brevard	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	105	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	69
2020-239C	Bryce Landing	Clay	M	Matthew A. Rieger	HTG Bryce Landing Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	3
2020-240C	Madison Plaza	Osceola	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	74	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	33
2020-241C	Jacob Heights	Leon	M	James R. Hoover	TVC Development, Inc.	F	102	1,635,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	35
2020-242C*	Bayonet Gardens	Pasco	M	Christopher Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	120	1,700,000.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	121
2020-243C	Madison Cove	Volusia	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	74	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	49
2020-244C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	N	Y	N	10	Y	Y	Y	A	Y	144
2020-245C	Madison Bay	Volusia	M	Patrick E. Law	ARC 2019, LLC; New South Residential, LLC	E, Non-ALF	76	1,700,000.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	46
2020-246C	Villages of New Augustine	St. Johns	M	Shannon Nazworth	Ability Housing, Inc.	F	80	1,450,000.00	Y	Y	Y	N	10	Y	Y	Y	B	Y	117
2020-247C	Edgewood Parc	Bay	M	Matthew A. Rieger	HTG Edgewood Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	2
2020-248C	Pemberton Place	Pasco	M	Matthew A. Rieger	HTG Pemberton Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	153
2020-249C	Calusa Key	Lee	M	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities II, LLC	F	98	1,690,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	76
2020-250C	Shoreline Villas	Okaloosa	M	Matthew A. Rieger	HTG Shoreline Developer, LLC	E, Non-ALF	72	1,158,152.00	Y	N	N	N	10	Y	Y	Y	A	Y	5
2020-251C	Fletcher Black II	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	F	80	1,370,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	91
2020-252C	Lake Gibson Apartments	Polk	M	Scott Zimmerman	BDG Lake Gibson Apartments Developer, LLC	F	90	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	174
2020-253C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	114
2020-254C	Azalea Estates	Putnam	S	Donald W Paxton	BCP Development 19 LLC	F	58	1,164,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	182

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2020-255C	Persimmon Hollow	Volusia	M	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities II, LLC	F	96	1,675,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	78
2020-256C	Lake Dell Apartments	Polk	M	Scott Zimmerman	BDG Boutwell Apartments Developer, LLC	F	84	1,300,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	159
2020-257C	Cardinal Oaks	Citrus	M	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities II, LLC	E, Non-ALF	96	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	101
2020-258C	Peace Pointe	Sarasota	M	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities II, LLC	E, Non-ALF	86	1,500,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	96
2020-259C	Madison Palms	Clay	M	James R. Hoover	TVC Development, Inc.	F	93	1,530,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	37
2020-260C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	80	1,600,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	110
2020-262C	Wildwood Preserve - Phase II	Sumter	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	96	1,656,025.00	Y	N	N	Y	10	Y	Y	Y	A	Y	109
2020-263C	Fountains at Kings Pointe	Flagler	M	Donald W Paxton	BCP Development 19 LLC	F	110	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	140
2020-264C	Sterling Terrace	Hernando	M	Jonathan L. Wolf	Sterling Terrace Developer, LLC	E, Non-ALF	84	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	139
2020-265C	Westbury Commons	Bay	M	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	F	80	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	87
2020-266C*	Hayden Place Apartments	Escambia	M	Donald W Paxton	BCP Development 19 LLC	F	90	1,660,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	88
2020-267C	Bristol Manor	Volusia	M	Jonathan L. Wolf	Bristol Manor Developer, LLC	E, Non-ALF	80	1,680,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	170
2020-268C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000.00	Y	N	Y	Y	10	Y	Y	Y	A	Y	126
2020-270C*	Blue Sky Landing II	St. Lucie	M	Shawn Wilson	Blue Sky Developer, LLC	F	90	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	161
2020-271C*	Jacaranda Place	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	E, Non-ALF	88	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	90
2020-272C	Swan Landing	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	152
2020-273C	Palmetto Hideaway	Pasco	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	167
2020-274C	Blue Harbor	Indian River	M	Shawn Wilson	Blue Sky Developer, LLC	F	80	1,625,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	74
2020-276C	Ashton Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	84	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	10
2020-277C	The Club at River Ridge	Pasco	M	Shawn Wilson	Blue Sky Developer, LLC	F	84	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	164
2020-278C*	Venice Pointe	Sarasota	M	Oscar Sol	Venice Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	83	1,625,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	122
2020-279C	Emery Cove	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	96	1,300,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	41
2020-280C	Enclave at Alafaya	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	84	1,439,097.00	Y	N	N	Y	10	Y	Y	Y	A	Y	97
2020-281C	Sky Lofts	Osceola	M	Matthew A. Rieger	HTG Sky Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	Y	N	N	10	Y	Y	Y	A	Y	156
2020-283C	Inspiration at Wildwood Apartment Homes	Sumter	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	96	1,656,025.00	Y	N	N	Y	10	Y	Y	Y	A	Y	32
2020-284C	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	F	80	1,600,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	47
2020-285C	Wildwood Preserve Apartment Homes	Sumter	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	E, Non-ALF	30	513,963.00	Y	N	N	N	10	Y	Y	Y	A	Y	151
2020-286C	The Wesley	Pasco	M	Matthew A. Rieger	HTG Wesley Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	118
2020-287C	The Ibis II	St. Lucie	M	Matthew A. Rieger	HTG Ibis II Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	29

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2020-288C	Parrish Oaks II	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc	F	48	625,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	42
2020-290C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BCP Development 19 LLC	F	88	1,540,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	134
2020-292C***	Arendelle Oak Apartments	Osceola	M	Justin Zimmerman	Zimmerman Properties SE, LLC	F	97	1,690,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	66
2020-293C	Rowan Gardens	Pasco	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc	F	108	1,680,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	54
2020-294C	Spruce Creek Commons	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc	F	108	1,680,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	107
2020-295C	Pinecrest Villas	Lake	M	Matthew A. Rieger	HTG Pinecrest Developer, LLC	F	74	1,309,356.00	Y	N	N	Y	10	Y	Y	Y	A	Y	80
2020-296C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,700,000.00	Y	Y	N	N	10	Y	Y	Y	A	Y	129
2020-297C	Arcadia Apartments	DeSoto	S	Timothy M. Morgan	JIC Florida Development, LLC	F	64	1,314,413.00	Y	N	N	N	10	Y	Y	Y	B	Y	20
2020-298C	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	130
2020-299C	Carrington Park	Volusia	M	Timothy M. Morgan	JIC Florida Development, LLC	F	72	1,700,000.00	Y	Y	N	Y	10	Y	Y	Y	B	Y	108
2020-300C	Fairford Estates	Lee	M	Matthew A. Rieger	HTG Fairford Developer, LLC	F	96	1,698,624.00	Y	N	N	N	10	Y	Y	Y	A	Y	39
2020-301C	Rochester Park	Hernando	M	Jonathan L. Wolf	Rochester Park Developer, LLC	E, Non-ALF	84	1,650,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	7
2020-302C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	N	N	N	10	Y	Y	Y	A	Y	149
2020-304C	Arbours at Merrillwood I	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	E, Non-ALF	40	754,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	12
2020-305C	The Belmont	Lee	M	Matthew A. Rieger	HTG Belmont Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	Y	N	N	10	Y	Y	Y	A	Y	83
2020-306C	Bradford Villas	Pasco	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	E, Non-ALF	84	1,650,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	84
2020-307C	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,575,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	31
2020-308C	Oak Park Villas	Polk	M	Matthew A. Rieger	HTG Oak Villas Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	9
2020-309C	Sunrise Park Phase II	Polk	M	Darren Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	75	1,536,138.00	Y	N	N	Y	10	Y	Y	Y	A	Y	81
2020-310C	Villas at Academy Place	Seminole	M	Darren Smith	Pantheon Development Group, LLC; SCHA Developer, LLC	F	60	1,228,919.00	Y	N	N	Y	10	Y	Y	Y	A	Y	27
2020-311C	Westside Phase I	Volusia	M	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSBHDC Developer, LLC	E, Non-ALF	80	1,638,559.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	6
2020-312C	Beachwood Village	St. Lucie	M	Oscar Sol	Beachwood Village Dev, LLC; JCG Real Estate Ventures, LLC	F	90	1,699,700.00	Y	N	N	Y	10	Y	Y	Y	B	Y	125
2020-313C	Amaryllis Park Place II	Sarasota	M	Darren Smith	Amaryllis II Fortis Development, LLC; SHA Affordable Development, LLC	F	82	1,679,523.00	Y	Y	Y	N	10	Y	Y	Y	A	Y	48
2020-314C	Malabar Grove	Brevard	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc	F	108	1,680,000.00	Y	N	Y	Y	10	Y	Y	Y	A	Y	160
2020-315C	Sweetwater Village	St. Lucie	M	Oscar Sol	Sweetwater Village Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	90	1,699,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	128
2020-316C	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	N	N	N	10	Y	Y	Y	A	Y	52
2020-317C	The Manor	Escambia	M	William T. Fabbri	The Richman Group of Florida, Inc.	F	75	1,320,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	93
2020-318C	Emerald Preserve	Sumter	M	Matthew A. Rieger	HTG Emerald Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	68

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2020-319C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	B	Y	116
2020-320C	Stafford Point	Bay	M	Jonathan L. Wolf	Stafford Point Developer, LLC	E, Non-ALF	78	1,700,000.00	Y	N	N	N	10	Y	Y	Y	B	Y	44
2020-321C	The Verandas of Punta Gorda III	Charlotte	M	Richard L. Higgins	Norstar Development USA, LP; Punta Gorda Developers, L.L.C.	F	56	1,217,350.00	Y	N	N	N	10	Y	Y	Y	B	Y	94
2020-322C	The Cove	Osceola	M	Matthew A. Rieger	HTG Cove Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	Y	N	N	10	Y	Y	Y	A	Y	104
2020-323C*	The Preserve at Tamiami	Collier	M	Christopher Shear	MHP Collier I Developer, LLC	E, Non-ALF	100	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	111
2020-324C	Harbor Village	Brevard	M	Matthew A. Rieger	HTG Harbor Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	115
2020-325C	Center Point Apartments	Lee	M	Donald W Paxton	BCP Development 19 LLC	F	92	1,585,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	26
2020-326C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	93	1,570,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	92
2020-328C	The Pointe at Riverwalk	Walton	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	74	1,413,414.00	Y	N	N	Y	10	Y	Y	Y	B	Y	177
2020-329C	Meadowbrook Commons	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	F	96	1,700,000.00	Y	N	N	N	10	Y	Y	Y	A	Y	28
2020-330C	Landon Cove	Clay	M	James R. Hoover	TVC Development, Inc.	F	88	1,450,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	77
2020-331C*	Royal Park Apartments	Alachua	M	Scott Zimmerman	BDG Royal Park Apartments Developer, LLC	F	88	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	179
2020-332C	Bearpaw Village	Sumter	M	Scott Zimmerman	BDG Bearpaw Village Developer, LLC	F	120	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	112
2020-333C	Royal Palm Place	Lee	M	Marcia Davis	Royal Palm Place Developer, LLC	E, Non-ALF	102	1,700,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	168
2020-334C	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Developer, LLC	F	84	1,651,440.00	Y	Y	N	N	10	Y	Y	Y	A	Y	79
2020-335C	Weldon Crossings	Bradford	S	Christopher Savino	Weldon Crossings Developer, LLC; N Vision Communities, Inc.	F	70	1,319,040.00	Y	N	N	Y	10	Y	Y	Y	A	Y	24
2020-336C	Siesta Lago Place	Osceola	M	Jordan Leffler	Siesta Lago Place Developer, LLC; Judd Roth Real Estate Development, Inc.	F	95	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	157
2020-337C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 19 LLC	F	72	1,275,000.00	Y	N	N	Y	10	Y	Y	Y	B	Y	65
2020-338C	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	Y	N	N	10	Y	Y	Y	A	Y	147
2020-339C	Baywood Cove	Pasco	M	Matthew A. Rieger	HTG Baywood Cove Developer, LLC	F	86	1,690,760.00	Y	Y	N	Y	10	Y	Y	Y	A	Y	145
2020-340C	Bellview Terrace	Escambia	M	Matthew A. Rieger	HTG Bellview Developer, LLC	F	86	1,690,760.00	Y	N	N	Y	10	Y	Y	Y	A	Y	40
2020-341C	Andrew Landing	Leon	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000.00	Y	N	N	Y	10	Y	Y	Y	A	Y	184
2020-342C	Oakleaf Villas	Columbia	S	William Schneider	Turnstone Development Corporation	E, Non-ALF	55	891,504.00	Y	N	N	N	10	Y	Y	Y	A	Y	70
2020-343C	The Villages at Cortez	Hernando	M	William Schneider	Turnstone Development Corporation	E, Non-ALF	84	1,699,988.00	Y	N	N	N	10	Y	Y	Y	B	Y	95
2020-344C	Oak Hills	Marion	M	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	96	1,698,624.00	Y	N	N	N	10	Y	Y	Y	A	Y	38
2020-345C	The Addison Phase II	Manatee	M	Matthew A. Rieger	HTG Addison II Developer, LLC	F	66	1,548,225.00	Y	Y	N	N	10	Y	Y	Y	A	Y	13
2020-346C	Hudson Tower	Pasco	M	Matthew A. Rieger	HTG Hudson Tower Developer, LLC	F	86	1,690,760.00	Y	N	N	Y	10	Y	Y	Y	A	Y	136
2020-347C	Baywood Isles	Pasco	M	Matthew A. Rieger	HTG Baywood Isles Developer, LLC	E, Non-ALF	86	1,690,760.00	Y	Y	N	N	10	Y	Y	Y	A	Y	57

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2020-348C	Molly Crossing	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,470,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	124
2020-349C	Bella Vista	Lee	M	Matthew A. Rieger	HTG Bella Vista Developer, LLC; LCHA Developer, LLC	F	96	1,698,624.00	Y	N	N	Y	10	Y	Y	Y	A	Y	50

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<b>Ineligible Applications</b>																			
2020-169C	New Life Estates Senior	Escambia	M	Matthew A. Rieger	New Life Estates Senior Developer, LLC	E, Non-ALF	72	1,286,836.00	N	N	N	N	10	Y	Y	Y		Y	135
2020-181C*	Groveswood Village	Gadsden	S	William A. Markel	JES Dev Co, Inc.	E, Non-ALF	64	1,185,000.00	N	N	N	N	10	N	Y	Y		Y	141
2020-186C*	Highland Park Apartments	Escambia	M	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	68	1,460,000.00	N	Y	N	N	10	Y	Y	Y		Y	142
2020-190C	Bayside Pointe	Bay	M	William A. Markel	JES Dev Co, Inc.	F	100	1,700,000.00	N	N	N	Y	10	Y	Y	Y		Y	60
2020-193C	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II DEVELOPMENT LLC	F	90	1,700,000.00	N	N	Y	Y	10	Y	Y	Y		Y	165
2020-195C	Oak Vista Estates	Escambia	M	William A. Markel	JES Dev Co, Inc.	F	104	1,700,000.00	N	N	N	Y	5	Y	Y	Y		Y	100
2020-220C*	Laurel Oaks Vista	St. Lucie	M	William A. Markel	JES Dev Co, Inc.	E, Non-ALF	92	1,700,000.00	N	N	N	N	10	Y	Y	Y		Y	176
2020-261C	Summit Senior Apartments	Hernando	M	Donald W Paxton	BCP Development 19 LLC; BHA Development LLC	E, Non-ALF	76	1,275,000.00	N	N	N	N	10	Y	Y	Y		Y	89
2020-269C	Privista II	St. Lucie	M	Shawn Wilson	Blue Sky Developer, LLC	F	78	1,700,000.00	N	N	N	Y	10	Y	Y	Y		Y	63
2020-275C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	80	1,625,000.00	N	N	N	N	10	N	Y	Y		Y	16
2020-282C	Fox Meadows	Pasco	M	Matthew A. Rieger	HTG Fox Meadows Developer, LLC	E, Non-ALF	86	1,690,760.00	N	N	N	N	10	Y	Y	Y		Y	62
2020-289C**	The Pointe at Piney-Z	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	102	1,300,000.00	N	N	N	N	10	Y	Y	Y		Y	17
2020-291C	Florence Place	Polk	M	Matthew A. Rieger	HTG Florence Developer, LLC	E, Non-ALF	90	1,592,460.00	N	Y	N	N	10	Y	Y	Y		Y	51
2020-303C	Grove View	Sarasota	M	Matthew A. Rieger	HTG Grove View Developer, LLC	E, Non-ALF	78	1,700,000.00	N	N	N	N	10	Y	Y	Y		N	53
2020-327C	River Terrace	Citrus	M	Matthew A. Rieger	HTG River Developer, LLC	F	96	1,698,624.00	N	N	N	Y	10	Y	Y	Y		Y	59

\*The Mid-Rise 4 story multiplier was applied at the Review Committee Meeting which affects the Corporation Funding Per Set-Aside Amount

\*\*The Housing Credit Request Amount was adjusted during scoring which affects the Corporation Funding Per Set-Aside Amount

\*\*\*The Set-Aside were recalculated during scoring which affects the Corporation Funding Per Set-Aside Amount.

On March 6, 2020, 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.