

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

MEADOWLARK COURT, LTD.,

Petitioner,

vs.

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

FHFC Case No. 2020-024BP
FHFC RFA No. **2019-113**
Petitioner's Application No. **2020-196C**

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

Pursuant to Sections 120.569 and 120.57, Fla. Stat., and Florida Housing Finance Corporation Request for Application (“RFA”) No. 2019-113, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code, Petitioner Meadowlark Court, Ltd., (“Petitioner” or “Meadowlark”), an applicant for funding in RFA No. 2019-113 for Housing Credit Financing for Affordable Housing Developments in Medium and Small Counties, hereby files its formal written protest to contest the proposed eligibility and ineligibility decisions and awards of funding in RFA 2019-113. In support of this Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected is the Florida Housing Finance Corporation (the “Corporation”, “Florida Housing,” or “FHFC”), whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The solicitation number assigned to this process for the award of competitive federal law income housing tax credits (“tax credits” or “HC”) is Request for Applications (“RFA”) 2019-113. By notice posted on its website, FHFC has given notice of its intent to award tax credits to eleven (11) applicants, not including Petitioner. FHFC also posted

notice at the same time of its determination or which applicants were eligible for consideration for funding and which were not.

2. Petitioner, Meadowlark Court, Ltd., (“Petitioner” or “Meadowlark”) is a Florida limited partnership, whose business address is 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744. For purposes of this proceeding, Petitioner’s address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email cbryant@ohfc.com.

3. Petitioner submitted an application, assigned Application No. 2020-196C, in RFA 2019-113 seeking an award of tax credits in the annual amount of \$1.67 million. Petitioner proposes to construct a new 88-unit development in Osceola County, with all of the units to be set-aside for low income tenants making at or below 60% of Area Median Income (“AMI”) (including 10% of the units for Extremely Low Income tenants making at or below 33% AMI). FHFC has announced its intention to award funding to eleven (11) Developments, not including Petitioner.

Notice

4. On Friday, March 6, 2020, at approximately 9:35 a.m., Petitioner and all other participants in RFA 2019-113 received notice that FHFC’s Board of Directors had adopted FHFC staff’s determinations of which applications were eligible or ineligible for consideration for funding, and to select certain eligible applicants for awards of tax credits, subject to satisfactory completion of the credit underwriting process. Such notice was provided by the posting of two spreadsheets, one listing the eligible and ineligible applications in RFA 2019-113 (copy attached as Exhibit “A”) and one identifying the applications which FHFC proposed to fund (copy attached as Exhibit “B”) on the Florida Housing website, www.floridahousing.org. Petitioner timely filed

a Notice of Protest on Wednesday, March 11, 2020, copy attached to this Petition as Exhibit “C.” Petitioner’s Formal Written Protest and Petition for Formal Administrative Proceedings is being filed within 10 calendar days of that notice; the tenth day fell on Saturday, March 21, 2020, so by operation of Rule 28-106.103, Fla. Admin. Code, the filing deadline was extended to Monday, March 23, 2020.

Substantial Interests Affected

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

Factual Background

RFA 2019-113 Ranking and Selection Process

6. Through the RFA 2019-113 process, FHFC seeks to award up to an estimated \$14,805,028 of Housing Credits for the construction of affordable housing developments in Medium Counties and up to \$1,413,414 to applicants in Small Counties. Generally, applicants for a Family or Elderly Non-ALF (Assisted Living Facility) development must agree to set-aside at least 80% of the units for persons making at or below 60% of Area Median Income (AMI); Elderly ALF applicants were only required to set aside at least 50% of the units for 60% AMI tenants. In this RFA, applicants were also required to set-aside a portion of the units for tenants who are considered “Extremely Low Income” (ELI), which is a lower percentage of AMI that varies by county. For Osceola County, where Petitioner proposes to construct its development, the ELI level is 33% of AMI.

7. Applicants request in their applications a specific dollar amount of housing credits

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

8. Applicants in this RFA are assigned numerical scores in two areas. Those areas are submission of a Principal Disclosure Form that has been pre-approved worth 5 points, and Development Experience Withdrawal Disincentive also worth 5 points.

9. The RFA included three specific funding goals, identifying types or locations of developments sought to be funded. The first funding goal was to fund Four Medium County Developments that qualify as “Local Government Area of Opportunity” (LGAO) developments. The second funding goal was to fund two Family Developments in a Medium County that qualify as a Geographic Area of Opportunity (GAO) or Small Area Difficult Development Area (SADDA), as determined by factors set out in the RFA. The third goal was to fund a Development that qualifies as Local Community Revitalization.

Application Submission and Processing

10. Florida Housing received 184 Applications seeking funding in RFA 2019-113. Six applications were received for developments in Small Counties, and the remaining 178 were in Medium Counties. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2019-113; FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and applicable federal regulations. Applications are considered for funding only if they are deemed “eligible,” based on whether the Application complies with Florida Housing’s various application content requirements. Of the 184 Applications submitted to FHFC in RFA 2019-113, one hundred sixty-nine (169) were found eligible, and fifteen (15)

were found ineligible. The spreadsheet created by Florida Housing and attached hereto as Exhibit “A” identifies all eligible and ineligible applications (and other relevant information).

11. The RFA specifies an “Application Sorting Order” to rank applicants for potential funding. The first consideration in sorting eligible applications for potential funding is Application scores. The maximum score an Applicant can achieve is 10 points. All but one of the Applications received a score of 10 points. Petitioner received a score of 10 points.

12. As demonstrated in this RFA, many applicants achieve tie scores, and in anticipation of that occurrence FHFC designed the RFA and rules to incorporate a series of “tie-breakers.” The tie-breakers for applicants within each County size group (Medium and Small) in this RFA, in order of applicability, are:

- (a) First, by Proximity Funding Preference, discussed more fully below in this Petition.
- (b) Second, by a Per Unit Construction Funding Preference.
- (c) Third, by Development Category Funding Preference, which favors New Construction and non-Preservation Rehabilitation applicants over Preservation Rehabilitation applicants.
- (d) Fourth, by a Leveraging Classification that favors applicants who request a lower amount in housing credits per units than other applicants. Generally, the least expensive 80% of eligible applicants (Group “A”) receive a preference over the most expensive 20% (Group “B”).
- (e) Fifth, by a Florida Job Creation Preference.
- (f) Last, by lottery numbers randomly assigned to the applications when they are submitted to Florida Housing. Petitioner’s lottery number was 15.

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

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

15. Following eligibility determinations and applications of funding preferences and the selection process, Florida Housing selected eleven applicants for funding, listed below by funding goal and funding order, Application number, and name, county and lottery number, as follows:

One Local Community Revitalization

1. 311C, Westside Ph. I, Volusia, Lottery #6

Four Medium County LGAO Applications

2. 212C, Retreat at Cocoa Commons, Brevard, Lottery #1

3. 202C, Diplomat South, Lee, Lottery #14

4. 313C, Amaryllis Park II, Sarasota, Lottery #48

5. 173C, Tranquility at Milton, Santa Rosa, Lottery #56

Two Family GAO/SADDA Applications

6. 239C, Bryce Landing, Clay, Lottery #3

7. 308C, Oak Park Villas, Polk, Lottery #9

One Small County, Any Demographic

8. 335C, Weldon Crossing, Bradford, Lottery #24

Remaining Medium Applicants, Any Demographic

9. 247C, Edgewood Parc, Bay, Lottery #2

10. 250C, Shoreline Villas, Okaloosa, Lottery #5

11. 304C, Arbours at Merrillwood, Alachua, Lottery #12

16. There were approximately 70 Medium County applicants, including Meadowlark, deemed to qualify for the GAO/SADDA Goal. The two applicants selected for this goal were Bryce Landing in Clay County and Oak Park Villas in Polk County. Both applicants were deemed to satisfy all funding preferences, as did Meadowlark, and they were selected because they had better lottery numbers than Meadowlark. Bryce Landing had #3, Oak Park had #9, and Meadowlark had #15. Meadowlark has the next best lottery number among eligible Medium County GAO/SADDA applicants.

Scoring Issue as to Oak Park Villas

17. Petitioner challenges the scoring of one applicant which was preliminarily selected for funding: Applicant 2020-308C, Oak Park Villas (“Oak Park”), a proposed Family development in Polk County. Oak Park was deemed eligible, assigned a score of 10 points, and was assigned lottery number 9. Based on facts not disclosed in the Oak Park application, Florida Housing’s scoring of Oak Park would be in error with respect to the Proximity Funding Preferences.

18. Oak Park was deemed by Florida Housing staff to satisfy the Proximity Funding Preference. Oak Park identified the following Community Services in its application for Proximity scoring:

Grocery Store: Walmart Supercenter, distance 0.29 miles

Pharmacy: Walmart Supercenter, distance 0.29 miles

Public School: Scott Lake Elementary School, distance 1.91 miles

See page 6 of the Oak Park application, copy attached hereto as Exhibit D. If the reported distances from Oak Park's Development Location Point (DLP) to each of those services is correct, then Oak Park would receive Proximity Points for these services in the amount of 4.0, 4.0, and 1.0, respectively for a Total Proximity Score of 9.0. See RFA at p. 101 of 133. That is in fact the Total Proximity Score awarded to Oak Park by Florida Housing staff. Applicants from Medium Counties must achieve a Total Proximity Score of at least 7.0 to be eligible for funding, and at least 9.0 to receive the Proximity Funding Preference. RFA at p. 20 of 133.

19. The entrance to the Walmart Supercenter which Oak Park identified is not the entrance designated as either the "Grocery" entrance or the "Home and Pharmacy" entrance. Instead, it is an entrance in the Auto Care Center of the Walmart. If the coordinates for the Grocery entrance was used, the distance from the DLP to that entrance is 0.33 miles, and the Proximity Points for Grocery would then be only 3.5 points. If the coordinates for the Home and Pharmacy entrance were used, the distance from DLP to that entrance is 0.327 miles, and Oak Park would be entitled to 3.5 Pharmacy Proximity Points. Oak Park's Total Proximity Score would be 8.0 instead of 9.0. Oak Park would still be eligible but would not qualify for the Proximity Funding Preference.

20. The problem with relying on the Auto Care Center for public access for the Grocery Store in particular is that the Auto Care Center is not set up to handle many grocery purchases. The cash registers at the Auto Care Center do not have scales, so customers cannot purchase fruits and vegetables that require being weighed at check out. Such customers would be redirected to

the cash registers at the front of the store, nearest the “Grocery” entrance.

21. There are also no shopping cart corrals or returns at the Auto Care Center entrance to the store, so customers shopping for groceries must go to the Grocery, Pharmacy, or Lawn and Garden department to get a shopping cart, which negates any benefit of the customer entrance at the Auto Care Center being the closest to the Oak Park development.

22. The Pharmacy also requires some purchases to be made in the Pharmacy department, and not taken to another check out area for purchase, such as the Auto Care Center. This is true for any prescription with a cost of more than \$25, and also for any controlled substances. As a result, customers, such as tenants in the Oak Park development, do not benefit from having a publicly available entrance in the Auto Care Center if they must walk to the Pharmacy and purchase goods there; the Pharmacy entrance is closer to the Pharmacy than the Auto Care Center entrance is.

23. Meadowlark acknowledges that the RFA allows an applicant to designate the same publicly available entrance if both a Grocery and Pharmacy are “housed at the same location.” But the RFA also expresses a policy choice that the doorway chosen should be the doorway threshold that is the closest walking distance to the Community Service. This policy is expressed in the RFA with an example of a Pharmacy in a shopping mall that has no direct public exterior entrance; the RFA instructs the applicant to use

the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy. . .

RFA at p. 22 of 133.

24. A customer entering the Walmart claimed by Oak Park would have to walk literally to the other end of the store to reach the Grocery department. This appears to be a distance of over

400 feet. There is instead an exterior public entrance to the Walmart that is much closer to both the Grocery department and the Pharmacy.

Potential HTG Disqualification

25. The developer submitting the Oak Park application was HTG Oak Villas Developer, LLC, which is an Affiliate or subsidiary of Housing Trust Group of Florida, LLC (“HTG”). In RFA 2019-116, for Housing Credits in Miami-Dade County, HTG and affiliated entities and individuals submitted a total of fifteen applications that were designated as “Priority I” applications.

26. Under the terms of RFA 2019-116, no individual could be designated as a Principal in any more than three Priority I applications. Florida Housing has expressed concern over a variety of common features and circumstances between those fifteen applications. Florida Housing has put HTG and the public on notice of its concerns, and has specifically noted in public comments the RFA 2019-116 provisions concerning the consequences of violating the Priority I limitations, and of any material misrepresentations. FHFC Rule 67-48.004(2) states that an Applicant who engages in material representation may be ineligible for funding or allocation in Florida Housing funding programs. This rule implements Section 420.507(35), Fla. Stat., which authorizes Florida Housing to preclude from further participation in any of Florida Housing’s programs any applicant or affiliate which has made a material misrepresentation or engaged in fraudulent actions in connection with any application for a corporation program.

27. In the event that HTG and its related entities are deemed to be disqualified, suspended, or otherwise prevented from pursuing the Oak Park development, or if Oak Park fails to successfully complete credit underwriting, Meadowlark should be invited into credit underwriting as the next highest ranked Family GAO/SADDA applicant.

Disputed Issues

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

a. Whether Oak Park's use of coordinates for the Auto Care Center entrance to a Walmart, instead of to the Grocery entrance to the Walmart, is contrary to the purpose and intent of the Grocery Store coordinate requirement in the RFA. Petitioner contends that it is.

b. Whether Oak Park's use of coordinates for the Auto Care Center at a Walmart, instead of the Home and Pharmacy entrance to the Walmart, is contrary to the purpose and intent of the Pharmacy coordinate requirement in the RFA. Petitioner contends that it is.

c. Whether it would be contrary to the terms of the RFA, and arbitrary, capricious, and clearly erroneous, to award Oak Park a total proximity score of 9.0 or more. Petitioner contends that it would be.

d. Whether it would be contrary to the terms of the RFA, and arbitrary, capricious, and clearly erroneous to award Oak Park 9.0 or more proximity points. Petitioner contends that it would be.

e. Whether, in the event Oak Park Villas is deemed ineligible for funding or is otherwise unable to successfully complete credit underwriting, Meadowlark should be selected for funding in order to satisfy the RFA's funding goal of funding Two Family GAO/SADDA Applicants. Petitioner contends that it should be, and that the failure to do so would be contrary to the RFA provisions in a manner that is arbitrary and capricious.

29. Petitioner has not at this time identified any further disputed issues of fact, as Petitioner currently supports the eligibility and funding determinations made by FHFC other than as stated in the preceding paragraph. Petitioner anticipates that the three protestors who were deemed ineligible will contest that determination, giving rise to a disputed issue. Petitioner supports Florida Housing's determination in that regard, and reserves the right to raise additional grounds for invalidity of those three applicants.

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

30. As its concise statement of ultimate fact, Petitioner asserts that the Oak Park application should not be selected for funding; and that Meadowlark should be selected for funding.

31. Petitioner seeks entry of recommended and final orders finding Petitioner's application eligible for funding. Petitioner is entitled to this relief by the terms and conditions of the FHFC's RFA; by FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and by Chapters 120 and 420, Florida Statutes, including but not limited to Sections 120.569 and 120.57, Florida Statutes.

Request for Settlement Meeting

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

FILED AND SERVED this 23rd day of March, 2020.

/s/ M. Christopher Bryant

M. CHRISTOPHER BRYANT
Florida Bar No. 434450
OERTEL, FERNANDEZ, BRYANT
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Attorney for Petitioner Meadowlark Court, Ltd.

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 23rd day of March, 2020:

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 Meadowlark Court Petition

- A. Board-adopted spreadsheet of Eligibility and Scoring, posted Friday, March 6, 2020, at 9:35 a.m.
- B. Board-adopted spreadsheet of funding selections, posted Friday, March 6, 2020, at 9:35 a.m.
- C. Meadowlark Court's Notice of Protest submitted Wednesday, March 11, 2020, date stamped 8:38 a.m.
- D. Excerpt of Oak Park, Application No. 2020-308C identifying Community Services

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 SAGDA Funding Goal? | Total Points | Proximity Funding Preference | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Florida Job Creation Preference | Lottery Number |
|------------------------------|-------------------------------|--------------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| Eligible Applications | | | | | | | | | | | | | | | | | | | |
| 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 Merrilwood Family | Alachua | M | Sam Johnston | Arbours Valley Development, LLC; Alachua Housing | 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 | Boyside Breeze | Okaloosa | M | Michael J. Levitt | The Michaels Development Company I, L.P.; Bayside | E, Non-ALF | 60 | 1,460,000.00 | Y | N | N | N | 10 | Y | Y | Y | A | Y | 166 |
| 2020-185C | Carlsbrooke Terrace | Seminole | M | Jonathan L. Wolf | Carlsbrooke Terrace Developer, LLC; SHA | 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 | 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 | 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 | 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 |
| 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; LOHA 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 | 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 |

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 |
|--------------------|-------------------------------|----------|-------------|---|--|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| 2020-205C | 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 | 94 | 1,554,000.00 | Y | N | N | N | 10 | Y | Y | Y | A | Y | 132 |
| 2020-207C | Ferregine 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 | Endave at Grande Park | Hernando | M | Brian Parent | IPM 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 | 1,670,000.00 | 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 |
| 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 | Blainstone 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.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 |

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|--------------------|-------------------------------|--------------|-------------|---|--|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| 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 |
| 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 1 | Sumter | M | Jay P. Brock | Atlantic Housing Partners, 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.P. | F | 84 | 1,439,097.00 | Y | N | N | Y | 10 | Y | Y | Y | A | Y | 97 |
| 2020-281C | Sky Lofts | Duval | 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 |

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|--------------------|---|-----------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| 2020-283C | Inspiration at Wildwood Apartment Homes | Sumter | M | Jay P. Brock | Atlantic Housing Partners, 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.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 |
| 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 | Herndon | 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, LANHA 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; ICG Real Estate Ventures, LLC | F | 90 | 1,699,700.00 | Y | N | N | Y | 10 | Y | Y | Y | B | Y | 125 |

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|--------------------|---------------------------------|-----------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| 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; ICG 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 |
| 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 | Kell 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 | Belhview Terrace | Escambia | M | Matthew A. Rieger | HTG Belhview 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 |

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 |
|--------------------|---------------------|--------|-------------|---|---|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| 2020-347C | 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 |
| 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 |

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 |
|--------------------------------|--------------------------------|-----------|-------------|---|--|------------|-------------|-------------------------------|-----------------------|--|---|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
| Ineligible Applications | | | | | | | | | | | | | | | | | | | |
| 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 | 195 |
| 2020-181C* | GroveWood 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 | IPM 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 | Gak 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.

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 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 |
|--------------------|---------------------|--------|-------------|---|--------------------|-------|-------------|-------------------------------|--|--|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|---|--------------------|-------|-------------|-------------------------------|--|--|---|--------------|------------------------------|--|---|---------------------------|---------------------------------|----------------|

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 | 6 |
|-----------|------------------|---------|---|--------------|---|------------|----|-----------|---|---|---|----|---|---|---|---|---|---|

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 SADDA 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 |
|-----------|------------------|----------|---|--------------------|---|---|----|-----------|---|---|---|----|---|---|---|---|---|----|

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 Merrilwood 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.

RECEIVED
20 MAR 11 AM 8:38
FLORIDA HOUSING
FINANCE CORPORATION

March 11, 2020

Via E-mail

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

Re: RFA 2019-113 Housing Credit Financing for Affordable Housing Developments
in Medium and Small Counties

Notice of Protest by Meadowlark Court, Ltd.
Applicant for Application No. 2020-196C, Meadowlark Court

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Meadowlark Court, Ltd. ("Meadowlark"), Applicant for Application No. 2020-196C in RFA 2019-113, 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 2019-113, as approved by the Corporation's Board of Directors on Friday, March 6, 2020. These spreadsheets were posted on the Corporation's website on Friday, March 6, 2020, at 9:35 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,



Domingo Sanchez
Manager of Sole Member of General Partner of
Meadowlark Court, Ltd.
Applicant for Application No. 2020-196C

| | | | |
|--|-----------------------------|------------------------------|-----------------|
| 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 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>Walmart Supercenter</u> 6745 N Church Avenue, Mulberry, FL 33860 | <u>27.934072</u> | <u>-81.970269</u> | <u>0.29</u> |
| Medical Facility | <u>Service Name and Address</u> | <u>Latitude coordinates</u> | <u>Longitude coordinates</u> | <u>Distance</u> |
| Pharmacy | <u>Walmart Supercenter</u> 6745 N Church Avenue, Mulberry, FL 33860 | <u>27.934072</u> | <u>-81.970269</u> | <u>0.29</u> |
| Public School | <u>Scott Lake Elementary School</u> 1140 Co Rd 540A, Lakeland, FL 33813 | <u>27.954097</u> | <u>-81.945339</u> | <u>1.91</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).

f. Mandatory Distance Requirement

Does the propose Development meet the Mandatory Distance Requirement automatically?

No

If "No", does the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and meet at least one (1) of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

No