

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

HARPER'S POINTE, L.P.,

Petitioner,

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FHFC Case No. 2018-038BP
RFA 2017-111
App. No. 2018-105C

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

Petitioner, Harper's Pointe, L.P. ("Harper's Pointe"), pursuant to section 120.57, Florida Statutes, rules 28-110 and 67-60, Florida Administrative Code, and section six of Request for Application 2017-111 ("RFA 2017-111), hereby files its Formal Written Protest and Petition for Administrative Hearing ("Petition") relating to the scoring determinations and intended awards of funding pursuant to RFA 2017-111 made by Respondent, Florida Housing Finance Corporation ("Florida Housing"). In support of its Petition, Harper's Pointe states as follows:

I. Parties

1. Harper's Pointe is a Florida limited partnership. Its business address is 206 Peach Way, Columbia, Missouri 65203, but its address for purposes of this proceeding is that of its undersigned counsel.

2. Florida Housing is the agency affected by the Petition. Florida Housing is a public corporation created by section 420.504, Florida Statutes. Its business address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301.

II. Notice

3. On May 4, 2018, Harper's Pointe received notice of Florida Housing's scoring determinations and intended awards of funding made pursuant to RFA 2017-111. At that time, Florida Housing's Board of Directors ("Board") approved the scoring determinations and intended awards of funding, and Florida Housing posted notice of board action on its website. Copies of the notices are attached as Exhibits A and B.

4. On May 9, 2018, Harper's Pointe filed its notice of intent to protest Florida Housing's scoring determinations and intended awards of funding. A copy of the notice is attached as Exhibit C.

5. Harper's Pointe is timely filing the Petition pursuant to section 120.57, Florida Statutes, and rules 28-106.103, 28-110.004, and 67-60.009, Florida Administrative Code.

III. Background

6. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low income housing tax credit program. 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 Internal Revenue Code. See § 420.5099, Fla. Stat.

7. "Housing Credits" (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Applicants who receive an allocation of Housing Credits receive the awarded amount every year for ten years. Applicants usually sell the Housing Credits as a means of funding their proposed developments to a syndicator that in turn sells them to investors seeking shelter from federal income taxes.

8. Florida Housing is responsible for and authorized to establish procedures for allocating and distributing Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. Other administrative rule chapters relevant to the selection process are chapter 67-48, which also governs competitive affordable multifamily rental housing programs, and chapter 67-53, which governs compliance procedures. Applicants for an allocation of Housing Credits are required to comply with RFA 2017-111 and each of the three administrative rule chapters referenced in this paragraph.

9. Pursuant to its foregoing authority, Florida Housing issued RFA 2017-111 on October 6, 2017, and thereafter modified it twice. Florida Housing issued the final version of RFA 2017-111 on November 29, 2017.

10. RFA 2017-111 states that Florida Housing intends to allocate Housing Credits for affordable, multifamily housing developments in certain “medium” and “small” Florida counties and summarizes itself as follows:

This Request for Applications (RFA) is open to Applicants proposing the development of affordable, multifamily housing located in the Medium and Small Counties listed in Section Four A.5.a. of the RFA.

Under this RFA, Florida Housing Finance Corporation (the Corporation) expects to have (i) up to an estimated \$10,594,934 of Housing Credits available for award to proposed Developments that are located in Medium Counties and (ii) up to an estimated \$384,008 of Housing Credits available for award to proposed Developments that are located in a Small County other than Monroe County. Proposed Developments to be located in Monroe County have had or will be offered the following RFA funding opportunities during the current RFA cycle year that specifically identify Monroe County as a funding goal: RFA 2017-107 SAIL Financing for the Construction of Workforce Housing, issued in August 2017, and RFA 2018-107 Financing for Disaster Housing Recovery, to be issued in early 2018.

RFA 2017-111, at p. 2 (emphasis removed).

11. RFA 2017-111 established an Application Deadline of December 20, 2017. Applications requesting an allocation of Housing Credits pursuant to RFA 2017-111 were due to be filed on or before the Application Deadline.

12. On December 19, 2017, Harper's Pointe timely submitted an application seeking an allocation of \$1,015,000 in Housing Credits for a proposed affordable, multifamily housing development in Alachua County (a medium county for purposes of RFA 2017-111).

13. RFA 2017-111 sets forth criteria by which applications are reviewed and scored by Florida Housing. Certain criteria determine an application's eligibility for an award of Housing Credits while others determine an application's ranking amongst competing, eligible applications.

14. RFA 2017-111 ranks eligible applications pursuant to the following "Application Sorting Order":

Application Sorting Order

Eligible Small County Applications and eligible Medium County Applications will be listed separately (Small County Application List, and Medium County Application List). Within each list, the highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated as follows:

- (1) First, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (2) Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (2) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the

RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- (3) Next, by the Application's Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- (4) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- (5) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA 2017-111, at pp. 63.

15. Based on the ranking of eligible applications pursuant to the Application Sorting Order, RFA 2017-111 provides for the selection of applications for awards of Housing Credits pursuant to the following "Funding Selection Process":

The Funding Selection Process

- a. The first Application that will be considered for funding will be the highest ranking eligible Small County Application.
- b. If Small County Housing Credit funding remains after selecting the highest ranking eligible Small County Application, then the next Application(s) selected for funding will be the highest ranking eligible unfunded Small County Application(s) that (i) can meet the Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Small County Applications. If Small County Housing Credit funding remains and no unfunded eligible Small County Application can meet the Funding Test, no further Small County Applications will be selected and the remaining funding will be added to the Medium County funding amount.
- c. The next Application that will be considered for funding will be the highest ranking eligible Medium County Application where the Applicant qualifies for the Geographic Areas of Opportunity / HUD-designated SADDA Goal.

- d. Once the Geographic Areas of Opportunity/ HUD-designated SADDA Goal is met, or if there is no eligible Application that meets the goal, the next Applications selected for funding will be the highest ranking eligible unfunded Medium County Applications that (i) can meet the Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Medium County Applications.
- e. If Medium County Housing Credit funding remains and no unfunded eligible Medium County Application can meet the Funding Test, no further Medium County Applications will be selected and the remaining funding will be distributed as approved by the Board.

RFA 2017-111, at p. 64.

16. As noted above, notwithstanding the ranking of applications pursuant to the Application Sorting Order, the selection of applications pursuant to the Funding Selection Process is subject to the following “Funding Test” and “County’s Award Tally” requirements:

Funding Test

For purposes of this RFA, Funding Test means that (a) Small County Applications will be selected for funding only if there is enough Small County funding available to fully fund the Eligible Housing Credit Request Amount, and (b) Medium County Applications will be selected for funding only if there is enough Medium County funding available to fully fund the Eligible Housing Credit Request Amount.

County’s Award Tally

As each Application is selected for tentative funding, the county where the proposed Development is located will have one (1) Application credited towards the County’s Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

RFA 2017-111, pp. 63-64.

17. On May 4, 2018, Florida Housing preliminarily selected Harper’s Pointe for an award of Housing Credits.

IV. Substantial Interests Affected

18. Harper's Pointe's substantial interests are being determined in this proceeding because, although its application was preliminarily selected for an award of funding, competing applicants have filed notices of intent to protest Florida Housing's scoring determinations and intended awards of funding pursuant to RFA 2017-111. The forthcoming protests may raise issues that affect the status of Harper's Pointe as a funded applicant, and Harper's Pointe cannot proceed to develop its proposed development without the funding award from Florida Housing.

V. Disputed Issues of Material Fact and Law

19. At this time, Harper's Pointe has not identified any disputed issues of material fact or law concerning Florida Housing's scoring determinations and intended awards of funding pursuant to RFA 2017-111.

VI. Statement of Ultimate Fact and Law

20. Florida Housing properly scored and selected applications for awards of funding pursuant to RFA 2017-111.

VII. Statutes and Rules Entitling Petitioner to Relief

21. The statutes and rules entitling Harper's Pointe to relief are sections 120.569 and 120.57, Florida Statutes, chapter 420, part V, Florida Statutes, and chapters 28-110, 67-48, and 67-60, Florida Administrative Code.

VIII. Right to Amend

22. Harper's Pointe reserves the right to amend this Petition.

IX. Demand for Relief

23. Harper's Pointe respectfully requests that Florida Housing schedule the conference required by section 120.57, Florida Statutes, and that Harper's Pointe be allowed to

participate in the conference. Harper's Pointe reserves the right to amend the Petition based on the substance of the protests asserted by other applicants related to RFA 2017-111.

DATED this 21st day of May, 2018.



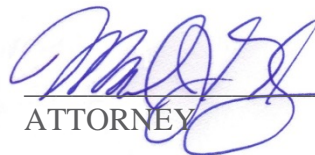
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Attorneys for Harper's Pointe, L.P.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by e-mail with the Corporation Clerk (CorporationClerk@floridahousing.org), Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and a copy via Hand Delivery to the following this 21st day of May, 2018:

Hugh R. Brown, General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.Brown@floridahousing.org



ATTORNEY

EXHIBIT A

RFA 2017-111 - Board Approved Preliminary Awards

Total HC Available for RFA	10,978,942.00
Total HC Allocated	10,737,916.00
Total HC Remaining	241,026.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Total Set Aside Units	Competitive HC Request Amount	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
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Small County Applications

2018-219C	Southern Villas of Madison	Madison	S	Martin H. Petersen	Hallmark Development Partners, LLC	36	384,000.00	N	10	Y	Y	N	A	Y	53
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Medium County Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2018-151C	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	76	1,510,000.00	Y	10	Y	Y	Y	A	Y	2
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Other Medium County Applications selected

2018-207C	Sunset Lake	Polk	M	Matthew A Rieger	HTG Sunset Developer, LLC	96	1,505,520.00	N	10	Y	Y	Y	A	Y	3
2018-197C	Arbours at Hester Lake	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	80	1,447,900.00	N	10	Y	Y	Y	A	Y	4
2018-260C	Colonnade Park	Citrus	M	Oscar A Sol	Colonnade Park Dev, LLC	106	1,510,000.00	Y	10	Y	Y	Y	A	Y	7
2018-256C	Oaks at Creekside	Manatee	M	Matthew A Rieger	HTG Creekside Developer, LLC	96	1,505,520.00	Y	10	Y	Y	Y	A	Y	9
2018-150C	Lucas Creek	Escambia	M	James R. Hoover	TVC Development, Inc.	92	1,510,000.00	N	10	Y	Y	Y	A	Y	11
2018-105C	Harper's Pointe	Alachua	M	Jeffrey W Smith	JES Dev Co, Inc.	66	1,015,000.00	N	10	Y	Y	Y	A	Y	13
2018-126C	Orangement Village Phase 1	Polk	M	Martin H. Petersen	Hallmark Development Partners, LLC	34	349,976.00	N	10	Y	Y	N	A	Y	117

On May 4, 2018, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

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

EXHIBIT B

RFA 2017-111 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Competitive HC Request Amount	Eligible For Funding?	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
Eligible Applications																
2018-105C	Harper's Pointe	Alachua	M	Jeffrey W Smith	JES Dev Co, Inc.	E, Non-ALF	1,015,000.00	Y	N	10	Y	Y	Y	A	Y	13
2018-107C	Amaryllis Park Place II	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	112
2018-108C	Vineland Landings- Phase II	Osceola	M	Jay P. Brock	Alcantic Housing Partners, L.L.P.	F	1,140,000.00	Y	Y	10	Y	Y	Y	A	Y	97
2018-109C	The Enclave at Northshore	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC; Green Mills Holdings, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	121
2018-110C	Woodbridge Apartments	Escambia	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	156
2018-111C	Madison Moor	Alachua	M	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	85
2018-112C	Clermont Ridge Senior Villas	Lake	M	Shawn Wilson	Blue Sky Communities III LLC; New Beginnings Housing, Inc.	E, Non-ALF	1,250,000.00	Y	N	10	Y	Y	Y	A	Y	16
2018-113C	Granada Terrace	Polk	M	Shawn Wilson	Blue Sky Communities III LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	29
2018-114C	Sydney Trace	Brevard	M	James R. Hoover	TVC Development, Inc.	F	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	131
2018-115C	Lake Eva Landings	Polk	M	Martin H. Petersen	Hallmark Development Partners, LLC; Plumeria Housing, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	68
2018-116C	Highland Grove	Escambia	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	1,450,000.00	Y	N	10	Y	Y	Y	A	Y	129
2018-118C	Oak Park Village	Leon	M	Matthew A. Rieger	HTG Oak Park Developer, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	B	Y	107
2018-119C	Jacob Heights	Hernando	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	132
2018-120C	Cypress Point Estates	Pasco	M	Clifton E. Phillips	Roundstone Development, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	59
2018-121C	Hibiscus Apartments	Lee	M	Scott Zimmerman	BDG Hibiscus Apartments Developer, LLC; Judd Roth	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	128
2018-122C	Jersey Gardens	Polk	M	Oscar A Sol	Jersey Gardens Dev, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	94
2018-123C	The Belmont	Lee	M	Matthew A. Rieger	HTG Belmont Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	82
2018-124C	Huntington Place	Lee	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	910,000.00	Y	N	10	Y	Y	Y	B	Y	40
2018-125C	Arbours at Park Ridge	Escambia	M	Sam T Johnston	Arbour Valley Development, LLC	F	1,420,000.00	Y	Y	10	Y	Y	Y	A	Y	14
2018-126C	Orangemont Village Phase 1	Polk	M	Martin H. Petersen	Hallmark Development Partners, LLC	F	349,976.00	Y	N	10	Y	Y	N	A	Y	117
2018-127C	Sumter Pointe	Sumter	M	John D Page	Southport Development, Inc. a WA corporation, doing	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	100

RFA 2017-111 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Competitive HC Request Amount	Eligible For Funding?	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
2018-128C	Fischer Commons	Bay	M	John D Page	Southport Development, Inc. a WA corporation, doing	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	28
2018-129C	Varela	Polk	M	Shawn Wilson	Blue Sky Communities III LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	139
2018-130C	Pondella Cove	Lee	M	Matthew A Rieger	HTG Pondella Developer, LLC	F	1,482,642.00	Y	Y	10	Y	Y	Y	A	Y	120
2018-131C	Osprey Landings	Escambia	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	920,000.00	Y	N	10	Y	Y	Y	A	Y	73
2018-132C	Jacaranda Place	Charlotte	M	Shawn Wilson	Blue Sky Communities III LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	93
2018-133C	The Landing	Clay	M	Shawn Wilson	Blue Sky Communities III LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	125
2018-134C	The Pines at Town Center	Flagler	M	Matthew A. Rieger	HTG Pines Developer, LLC	F	1,505,520.00	Y	Y	10	Y	Y	Y	A	Y	72
2018-135C	Bradenton Senior	Manatee	M	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	1,394,091.00	Y	N	10	Y	Y	Y	B	Y	96
2018-136C	Manatee Commons	Manatee	M	Shawn Wilson	Blue Sky Communities III LLC; TB Affordable Housing, Inc.	E, Non-ALF	1,400,000.00	Y	N	10	Y	Y	Y	A	Y	64
2018-137C	Rochester Park	Hernando	M	Jonathan L. Wolf	Rochester Park Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	47
2018-138C	Heath Brook Senior Apartments	Marion	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	30
2018-139C	Waverly Place	Polk	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	1,340,000.00	Y	N	10	Y	Y	Y	A	Y	149
2018-142C	Starling Court	Pasco	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	67
2018-144C	Norton Commons	Seminole	M	James E. Dyal	Norton Commons Developer, LLC	E, Non-ALF	1,230,000.00	Y	N	10	Y	Y	Y	A	Y	105
2018-145C	Eagle Pointe	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	114
2018-147C	Sandhill Court	Polk	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	49
2018-149C	Martin Court	Volusia	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	33
2018-150C	Lucas Creek	Escambia	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	11
2018-151C	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	2
2018-152C	Stonehaven Family Apartments	Leon	M	William T Fabbri	The Richman Group of Florida, Inc.	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	57
2018-153C	Granada Cove	Polk	M	Shawn Wilson	Blue Sky Communities III LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	146
2018-154C	Gardens at Crestview	Okaloosa	M	Dave R. Liette	MV Residential Development LLC	F	1,500,000.00	Y	Y	10	N	Y	Y	B	Y	12
2018-155C	Arbor Trail Apartments	Alachua	M	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1,475,000.00	Y	N	10	Y	Y	Y	B	Y	18
2018-156C	Madison Palms	Clay	M	James R Hoover	TVC Development, Inc.	F	1,490,000.00	Y	Y	10	Y	Y	Y	A	Y	108

RFA 2017-111 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Competitive HC Request Amount	Eligible For Funding?	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
2018-158C	Mustang Post	Osceola	M	John D Page	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	1,230,000.00	Y	Y	10	Y	Y	Y	A	Y	52
2018-159C	Linton Commons	Seminole	M	James E. Dyal	Linton Commons Developer, LLC	E, Non-ALF	1,265,000.00	Y	N	10	Y	Y	Y	A	Y	150
2018-160C	Ashford Pointe	Clay	M	Jonathan L. Wolf	Ashford Pointe Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	92
2018-162C	The Pointe at Thomas Drive	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	B	Y	60
2018-163C	Canopy View	Leon	M	William T Fabbri	The Richman Group of Florida, Inc.	F	1,200,000.00	Y	Y	10	Y	Y	Y	A	Y	43
2018-164C	Fox Apartments	Pasco	M	William Schneider	Turnstone Development Corporation	F	1,346,818.00	Y	N	10	Y	Y	Y	B	Y	104
2018-165C	Wildwood Bluffs	Sumter	M	John D Page	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	1,450,000.00	Y	Y	10	Y	Y	Y	A	Y	20
2018-166C	The Enclave at Bayshore	Lee	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	113
2018-167C	The Enclave at Beverly Hills II	Citrus	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1,425,704.00	Y	N	10	Y	Y	Y	B	Y	87
2018-168C	The Enclave at Beverly Hills I	Citrus	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1,425,704.00	Y	N	10	Y	Y	Y	B	Y	6
2018-169C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	144
2018-170C	Harwick Place	Sumter	M	Jonathan L. Wolf	Harwick Place Developer, LLC	E, Non-ALF	1,265,000.00	Y	N	10	Y	Y	Y	A	Y	89
2018-171C	Kings Landing	Polk	M	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	61
2018-172C	Bradford Villas	Clay	M	Jonathan L. Wolf	Bradford Villas Developer, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	56
2018-173C	CAMERON PRESERVE II APARTMENTS	Osceola	M	DEION R LOWERY	DRL CP II DEVELOPMENT LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	70
2018-174C	HARRISON PARC APARTMENTS	Brevard	M	Joseph M Waterbury	JMW HP DEVELOPMENT LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	76
2018-175C	Lakeview Commons	Lake	M	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	21
2018-176C	Sterling Terrace	Hernando	M	Jonathan L. Wolf	Sterling Terrace Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	17
2018-177C	Warwick Commons	St. Lucie	M	Jonathan L. Wolf	Warwick Commons Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	143
2018-179C	Parkside Apartments	Alachua	M	William T Fabbri	The Richman Group of Florida, Inc.	F	1,155,000.00	Y	N	10	Y	Y	Y	B	Y	99
2018-180C	Suncoast	Hernando	M	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	26

RFA 2017-111 - Board Approved Scoring Results

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2018-181C	Sunshine Groves	Lake	M	William Schneider	Turnstone Development Corporation	F	1,151,420.00	Y	N	10	Y	Y	Y	B	Y	106
2018-182C	Madison Oaks	Osceola	M	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	19
2018-183C	The Enclave at Middle Beach	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	65
2018-184C	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	F	875,000.00	Y	N	10	Y	Y	Y	A	Y	115
2018-186C	Palm Plaza	Polk	M	John D Page	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	62
2018-187C	Arbours at City Park	Bay	M	Sam T Johnston	Arbour Valley Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	109
2018-188C	Hidden Lake	Santa Rosa	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	22
2018-189C	Orchid Apartments	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC; Judd Roth Real Estate Development, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	74
2018-190C	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	110
2018-191C	Sugarmill Oaks	Citrus	M	Matthew A Rieger	HTG Sugarmill Developer, LLC	E, Non-ALF	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	37
2018-192C	Avery Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III LLC; TB Affordable Housing, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	118
2018-193C	Osprey Pointe	Pasco	M	Matthew A Rieger	HTG Osprey Pointe Developer, LLC	F	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	55
2018-194C	Spring Cove	Sarasota	M	Matthew A Rieger	HTG Spring Developer, LLC	F	1,154,232.00	Y	N	10	Y	Y	Y	A	Y	1
2018-195C	Colonial Park	Lee	M	Matthew A. Rieger	HTG Colonial Developer, LLC	F	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	127
2018-196C	Pine Ridge Manor	Volusia	M	Matthew A Rieger	HTG Pine Ridge Developer, LLC	E, Non-ALF	1,301,832.00	Y	N	10	Y	Y	Y	A	Y	130
2018-197C	Arbours at Hester Lake	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	F	1,447,900.00	Y	N	10	Y	Y	Y	A	Y	4
2018-198C	Fairway Park	Polk	M	Matthew A Rieger	HTG Fairway Park Developer, LLC	F	1,505,520.00	Y	Y	10	Y	Y	Y	A	Y	141
2018-199C	Whippoorwill Court	Osceola	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	91
2018-200C	Palm Meadows	Flagler	M	Matthew A Rieger	HTG Palm Meadows Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	137
2018-201C	Arbours at Dade City	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	E, Non-ALF	1,480,000.00	Y	N	10	Y	Y	Y	A	Y	138
2018-202C	Roosevelt Manor	Polk	M	Scott Zimmerman	BDG Roosevelt Manor Developer, LLC; Judd Roth Real Estate Development, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	45

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2018-203C	Deer Creek Senior Housing	Alachua	M	Steven C. Kirk	Rural Neighborhoods, Incorporated; Neighborhood Housing and Development Corporation	E, Non-ALF	1,275,000.00	Y	N	10	Y	Y	Y	B	Y	155
2018-204C	Arbor Villas	Manatee	M	Matthew A. Rieger	HTG Arbor Villas Developer, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	122
2018-205C	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III LLC; TB Affordable Housing, Inc.	E, Non-ALF	1,275,000.00	Y	N	10	Y	Y	Y	A	Y	160
2018-206C	Norton Pointe	Polk	M	Joseph F. Chapman, IV	Royal American Properties, LLC; Green Mills Holdings, LLC	E, Non-ALF	1,496,944.00	Y	N	10	Y	Y	Y	B	Y	135
2018-207C	Sunset Lake	Polk	M	Matthew A Rieger	HTG Sunset Developer, LLC	F	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	3
2018-209C	Forest Glen	Charlotte	M	Matthew A Rieger	HTG Forest Developer, LLC	E, Non-ALF	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	154
2018-210C	River Terrace	Citrus	M	Matthew A Rieger	HTG River Developer, LLC	E, Non-ALF	1,505,520.00	Y	N	10	Y	Y	Y	A	Y	41
2018-211C	Palmetto Hideaway	Pasco	M	Shawn Wilson	Blue Sky Communities III LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	8
2018-212C	Leah Gardens	Bay	M	James R. Hoover	TVC Development, Inc.	F	1,510,000.00	Y	Y	10	Y	Y	Y	B	Y	10
2018-213C	Rowan Gardens	Pasco	M	Matthew A Rieger	HTG Rowan Gardens Developer, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	38
2018-214C	Twin Lakes Estates - Phase III	Polk	M	Matthew A Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	116
2018-217C	Patricia Pointe	Escambia	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	164
2018-218C	Heath Brook Place Senior Apartments	Marion	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	123
2018-219C	Southern Villas of Madison	Madison	S	Martin H. Petersen	Hallmark Development Partners, LLC	F	384,000.00	Y	N	10	Y	Y	N	A	Y	53
2018-223C	Center Point Apartments	Lee	M	Donald W Paxton	BD Beneficial Development 17 LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	50
2018-224C	Summerset Senior Apartments	Pasco	M	Donald W Paxton	BD Beneficial Development 17 LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	51
2018-226C	Oasis at Renaissance Preserve	Lee	M	Egbert L.J. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	E, ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	134
2018-227C	Reagan Palms	Seminole	M	John D Page	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	1,450,000.00	Y	Y	10	Y	Y	Y	A	Y	142
2018-228C	Tomoka Estates	Volusia	M	Donald W Paxton	BD Beneficial Development 17 LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	B	Y	98
2018-230C	Heath Brook Falls Senior Apartments	Marion	M	Donald W Paxton	BD Beneficial Development 17 LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	48
2018-231C	Riviera Senior Apartments	Manatee	M	Donald W Paxton	BD Beneficial Development 17 LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	81

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2018-232C	The Village Lofts	Manatee	M	Donald W Paxton	BD Beneficial Development 17 LLC	F	1,375,000.00	Y	N	10	Y	Y	Y	B	Y	78
2018-233C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BD Beneficial Development 17 LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	15
2018-234C	Summit Senior Apartments	Hernando	M	Donald W Paxton	BD Beneficial Development 17 LLC; BHA Development LLC	E, Non-ALF	1,403,043.00	Y	N	10	Y	Y	Y	B	Y	79
2018-235C	Princeton Place Senior Apartments	Lee	M	Donald W Paxton	BD Beneficial Development 17 LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	B	Y	111
2018-236C	The Fountains at Old Kings	Flagler	M	Donald W Paxton	BD Beneficial Development 17 LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	B	Y	34
2018-237C	Meadowbrook Commons	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC.	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	159
2018-238C	Harbor Village	Brevard	M	Matthew A Rieger	HTG Harbor Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	66
2018-239C	Bryce Landing	Clay	M	Matthew A. Rieger	HTG Bryce Landing Developer, LLC	F	1,505,520.00	Y	Y	10	Y	Y	Y	A	Y	63
2018-240C	Arbours at Jonesville	Alachua	M	Sam T Johnston	Arbour Valley Development, LLC	E, Non-ALF	1,480,000.00	Y	N	10	Y	Y	Y	A	Y	102
2018-241C	Shoreline Beach	Okaloosa	M	Matthew A. Rieger	HTG Shoreline Developer, LLC	F	1,012,536.00	Y	N	10	Y	Y	Y	A	Y	31
2018-242C	Panama Mayfair	Bay	M	Renee Sandell	The Paces Foundation, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	126
2018-243C	Stonehaven Apartments	Leon	M	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	88
2018-244C	Kings Pointe Apartments	Flagler	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	101
2018-245C	Grande Park Senior Apartments	Hernando	M	Brian J Parent	JPM Development LLC;	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	71
2018-246C	Nathan Ridge	Clay	M	James R. Hoover	Outlook Development, LLC	E, Non-ALF	1,490,000.00	Y	N	10	Y	Y	Y	A	Y	46
2018-247C	Crestfield Manor	Hernando	M	Jonathan L. Wolf	Crestfield Manor Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	24
2018-248C	Arbours at Crestview	Okaloosa	M	Sam T Johnston	Arbour Valley Development, LLC	E, Non-ALF	1,444,000.00	Y	N	10	Y	Y	Y	A	Y	44
2018-250C	Stafford Point	Bay	M	Jonathan L. Wolf	Stafford Point Developer, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	165
2018-252C	Macie Creek	Clay	M	James R Hoover	TVC Development, Inc.	E, Non-ALF	1,490,000.00	Y	N	10	Y	Y	Y	A	Y	145
2018-253C	The Enclave at Blairstone	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	84
2018-255C	Thornton Place	Brevard	M	Jonathan L. Wolf	Thornton Place Developer, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	148
2018-256C	Oaks at Creekside	Manatee	M	Matthew A Rieger	HTG Creekside Developer, LLC	F	1,505,520.00	Y	Y	10	Y	Y	Y	A	Y	9
2018-258C	Pecan Creek	Polk	M	Clifton E. Phillips	Roundstone Development LLC	E, Non-ALF	1,452,770.00	Y	N	10	Y	Y	Y	A	Y	36
2018-260C	Colonnade Park	Citrus	M	Oscar A Sol	Colonnade Park Dev, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	7
2018-261C	Orchard Springs	Bay	M	Jeffrey W Smith	JES Dev Co, Inc.	E, Non-ALF	1,080,000.00	Y	N	10	Y	Y	Y	A	Y	35
2018-262C	Avon Park	Highlands	M	Martin H. Petersen	Hallmark Development Partners, LLC; Plumeria Housing, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	25

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2018-263C	Tanager Court	Pasco	M	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	58
2018-264C	The Enclave at Cortez	Hernando	M	Joseph F. Chapman, IV	Royal American Properties, LLC; Green Mills Holdings, LLC	E, Non-ALF	1,426,772.00	Y	N	10	Y	Y	Y	A	Y	83
2018-266C	Port Orange Apartments	Volusia	M	Timothy M. Morgan	JIC Florida Development, LLC	F	1,384,908.00	Y	Y	10	Y	Y	Y	B	Y	75
2018-267C	Astoria Commons	Clay	M	Shawn Wilson	Blue Sky Communities III LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	157
2018-268C	Promenade at Grande Park	Hernando	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	153
2018-269C	Lakeview Village	Volusia	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	E, Non-ALF	1,510,000.00	Y	N	10	Y	Y	Y	A	Y	80
2018-270C	Abbingdon Oaks	Escambia	M	William J. Rea, Jr	Rea Ventures Group, LLC; Kean Interests, LLC	F	1,510,000.00	Y	Y	10	Y	Y	Y	A	Y	151
2018-271C	Port Orange Senior	Volusia	M	Timothy M. Morgan	JIC Florida Development, LLC	E, Non-ALF	1,262,328.00	Y	N	10	Y	Y	Y	B	Y	23

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Ineligible Applications																
2018-106C	Harmony at Middleburg	Clay	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	39
2018-117C**	The Commons at Speer Village Phase II	Pasco	M	Mark Wickham	Youth and Family Alternatives, Inc.	F	1,026,381.00	N	N	10	N	Y	Y		Y	54
2018-140C	Harmony at Blanding	Clay	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	77
2018-141C*	Fulham Terrace	St. Lucie	M	Jonathan L. Wolf	Fulham Terrace Developer, LLC	E, Non-ALF	1,155,000.00	N	N	10	Y	Y	Y		Y	158
2018-143C	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	E, Non-ALF	1,428,258.00	N	N	10	Y	Y	Y		Y	69
2018-146C	Harmony at Citrus Hills	Citrus	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	86
2018-148C	Live Oak Apartments	Leon	M	Justin M Zimmerman	Zimmerman Properties SE, LLC	F	1,510,000.00	N	Y	10	Y	Y	Y		Y	124
2018-157C	Venetian Cove	Lake	M	Clifton E. Phillips	Roundstone Development, LLC	E, Non-ALF	1,490,714.00	N	N	10	Y	Y	Y		Y	166
2018-161C	Harmony at Mulberry	Polk	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	119
2018-178C	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	F	1,440,000.00	N	N	10	Y	Y	Y		Y	136
2018-185C	Madison Senior Lofts	Pasco	M	Dave R. Liette	MV Residential Development LLC	E, Non-ALF	1,450,000.00	N	N	10	Y	Y	Y		Y	140
2018-208C*	Meadow Hills	Citrus	M	Oscar A Sol	Meadow Hills Dev, LLC	E, Non-ALF	1,155,000.00	N	N	10	Y	Y	Y		Y	90
2018-215C	Dogwood Apartments	Leon	M	Justin M Zimmerman	Zimmerman Properties SE, LLC	F	1,510,000.00	N	N	10	Y	Y	Y		Y	27
2018-216C	Southward Redevelopment Phase I	Lee	M	Marcus D Goodson	Southwest Florida Affordable Housing Choice Foundation, Inc.	F	1,510,000.00	N	N	10	Y	Y	Y		Y	103
2018-220C	Harmony at Baxley	Clay	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	42
2018-221C*	W Price MF Apartments	Sarasota	M	Louie A Lange III	Commonwealth Development Corporation of America	F	1,155,000.00	N	N	10	Y	Y	Y		Y	133
2018-222C	Harmony at Entrada	Lee	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	N	Y	Y		Y	162
2018-225C	East Pointe Place, Phase II	Lee	M	Marcus D Goodson	Southwest Florida Affordable Housing Choice Foundation, Inc.	F	1,100,000.00	N	N	10	Y	Y	Y		Y	167
2018-229C	Harmony at Pinewood	Brevard	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	32
2018-249C	Winchester Place	Seminole	M	Jonathan L. Wolf	Winchester Place Developer, LLC; SHA Development, LLC	F	1,440,000.00	N	N	10	Y	Y	Y		Y	147

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2018-251C	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	1,440,000.00	N	N	10	Y	Y	Y		Y	5
2018-254C*	Prima Vista Village	St. Lucie	M	Jonathan L. Wolf	Prima Vista Village Developer, LLC	F	1,155,000.00	N	N	10	Y	Y	Y		Y	161
2018-257C	Tranquility at Lakeland	Polk	M	Todd M. Wind	Timshel Development Partners, LLC	F	1,455,000.00	N	Y	10	Y	Y	Y		Y	163
2018-259C	Palm Trace	Volusia	M	Martin H. Petersen	Hallmark Development Partners, LLC; Plumeria Housing, LLC	F	1,132,500.00	N	N	10	Y	Y	Y		Y	95
2018-265C	Harmony at Wildwood	Sumter	M	Robert B. Coats, III	Harmony TBF Developers, LLC	E, Non-ALF	1,440,000.00	N	N	10	Y	Y	Y		Y	152

*Applicant's request amount was adjusted during scoring, which affects the Corporation Funding Per Set-Aside Amount

**Applicant's Corporation Funding Per Set-Aside Amount was adjusted during scoring.

On May 4, 2018, 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.

EXHIBIT C

RECEIVED

18 MAY -9 AM 9:54

FLORIDA HOUSING
FINANCE CORPORATION

Michael Donaldson
850 513-3613 Direct Dial
mdonaldson@carltonfields.com

Atlanta
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

May 9, 2018

Florida Housing Finance Corporation
Ana McGlamory, CP, FCP, FRP
Corporation Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

VIA HAND DELIVERY AND
ELECTRONIC TRANSMISSION

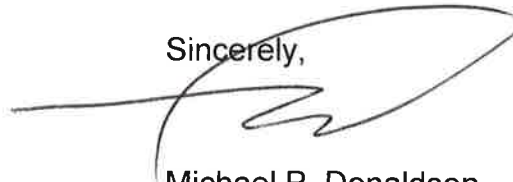
Re: RFA 2017-111 – Housing Credit Financing For Affordable Housing
Developments Located In Medium And Small Counties

Dear Ms. McGlamory:

On behalf of Harper's Pointe, LP (2018-105C), this letter constitutes a Notice of Intent to Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing's website on May 4, 2018, at 10:20 a.m. Harper's Pointe, LP reserves 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.

Sincerely,



Michael P. Donaldson

MPD/rb

cc: Joe Earp

RFA 2017-111 - Board Approved Preliminary Awards

Total HC Available for RFA	10,978,942.00
Total HC Allocated	10,737,916.00
Total HC Remaining	241,026.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Total Set Aside Units	Competitive HC Request Amount	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs 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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Small County Applications

2018-219C	Southern Villas of Madison	Madison	S	Martin H. Petersen	Hallmark Development Partners, LLC	36	384,000.00	N	10	Y	Y	N	A	Y	53
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Medium County Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal

2018-151C	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	76	1,510,000.00	Y	10	Y	Y	Y	A	Y	2
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Other Medium County Applications selected

2018-207C	Sunset Lake	Polk	M	Matthew A Rieger	HTG Sunset Developer, LLC	96	1,505,520.00	N	10	Y	Y	Y	A	Y	3
2018-197C	Arbours at Hester Lake	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	80	1,447,900.00	N	10	Y	Y	Y	A	Y	4
2018-260C	Colonnade Park	Citrus	M	Oscar A Sol	Colonnade Park Dev, LLC	106	1,510,000.00	Y	10	Y	Y	Y	A	Y	7
2018-256C	Oaks at Creekside	Manatee	M	Matthew A Rieger	HTG Creekside Developer, LLC	96	1,505,520.00	Y	10	Y	Y	Y	A	Y	9
2018-150C	Lucas Creek	Escambia	M	James R. Hoover	TVC Development, Inc.	92	1,510,000.00	N	10	Y	Y	Y	A	Y	11
2018-105C	Harper's Pointe	Alachua	M	Jeffrey W Smith	JES Dev Co, Inc.	66	1,015,000.00	N	10	Y	Y	Y	A	Y	13
2018-126C	Orangement Village Phase 1	Polk	M	Martin H. Petersen	Hallmark Development Partners, LLC	34	349,976.00	N	10	Y	Y	N	A	Y	117

On May 4, 2018, 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 67-50.009, 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.