



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

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ATTORNEYS:
TIMOTHY P. ATKINSON
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TIMOTHY J. PERRY

OF COUNSEL:
C. ANTHONY CLEVELAND

May 9, 2018

Via E-mail and Hand Delivery

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

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18 MAY - 9 AM 9:31
FLORIDA HOUSING
FINANCE CORPORATION

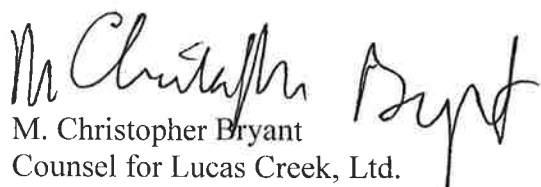
Re: RFA 2017-111, Housing Credit Financing for Affordable Housing Developments
in Medium and Small Counties
Notice of Protest by Lucas Creek, Ltd.
Applicant for Application No. 2018-150C, Lucas Creek

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Lucas Creek, Ltd., Applicant for Application No. 2018-150C, Lucas Creek, in RFA 2017-111, 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 2017-111, as approved by the Corporation's Board of Directors on Friday, May 4, 2018. These spreadsheets were posted on the Corporation's website on Friday, May 4, 2018, at 10:20 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,



M. Christopher Bryant
Counsel for Lucas Creek, Ltd.
Applicant for Application No. 2018-150C,
Lucas Creek

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

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	5	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	Orangemont 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.

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 SADD Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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	Atlantic 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	Br an 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	Br an 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	Dæzar 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	Br an 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	Orangetown 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	Dsceola	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

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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	1,285,000.00	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 PARK 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

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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	Sem 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	Stawn 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	1,154,252.00	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	1,301,852.00	Y	N	10	Y	Y	Y	A	Y	130
2018-197C	Arbours at Hester Lake	Pasco	M	Sem 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	DBER 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	Sem 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 Developments, 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

RFA 2017-111 - Board Approved Scoring Results

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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	Byrce Landing	Clay	M	Matthew A. Rieger	HTG Byrce Landng 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	1,012,596.00	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 Febri	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; Outlook 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	TVC Development, Inc.	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	Cl Iron 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	Orcar A Sol	Colonnade Park Dev. LLC	F	1,510,000.00	Y	N	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

RFA 2017-111 - Board Approved Scoring Results

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2018-265C	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	Hermando	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	J/C Florida Development, LLC	F	1,384,908.00	Y	Y	10	Y	Y	Y	B	Y	75
2018-267C	Astoria Commons	Clay	M	Sf-awn 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	Hermando	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	Abbingon 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	J/C Florida Development, LLC	E, Non-ALF	1,262,328.00	Y	N	10	Y	Y	Y	B	Y	23

RFA 2017-111 - Board Approved Scoring Results

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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 Blinding	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	Orsair 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	Lucie 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 Entrance	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

RFA 2017-111 - Board Approved Scoring Results

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2018-251C	Talland Park	Seminole	M	Jcnathan 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	Jcnathan 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.