



RECEIVED  
19 MAR 27 AM 8:36

PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM  
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH STREET | STE 200 | TALLAHASSEE, FL 32301

FLORIDA HOUSING  
FINANCE CORPORATION

March 27, 2019

Via Electronic Filing

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street  
Suite 5000  
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2018-116, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2019-140BS, Quail Roost Transit Village II, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on March 22, 2019, concerning Request for Applications ("RFA") 2018-116, SAIL Financing of Affordable Multifamily Housing Developments To Be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits.

A copy of the Board's preliminary awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the scoring results approved by the Board, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Donna E. Blanton

**RF A 2018-116 Board Approved Preliminary Awards**

|   |              |
|---|--------------|
| SAIL Funding Balance Available                | 2,684,072.00 |
| Family Demographic Funding Balance Available  | 689,972.00   |
| Elderly Demographic Funding Balance Available | 1,994,100.00 |

NHTF Funding will be 100% allocated in accordance with Exhibit H

| Application Number   | Name of Development          | County       | County Size | Name of Authorized Principal | Name of Developers   | Total Number of Units | Dev Category | Demo. Commitment | SAIL Request | EI Request | Total SAIL Request (SAIL + EI) | MMRB Request Amount | Total Points | Proximity Funding Preference | Construction Per Unit | Funding Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|--|------------------------------|--------------|-------------|------------------------------|--|-----------------------|--------------|------------------|--------------|------------|--------------------------------|---------------------|--------------|------------------------------|-----------------------|--------------------|------------------|---------------------------------|----------------|
| <b>One Elderly Large County New Construction Application</b>   |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| 2019-1675  | Ashley Square                | Duval        | L           | Shawn Wilson                 | Blue Sky Communities, LLC & Cathedral Foundation of Jacksonville, Inc.   | 120                   | NC           | E, Non-ALF       | 6,500,000.00 | 600,000.00 | 7,100,000.00                   |                     | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 12             |
| <b>Three Family Large County New Construction Applications</b> |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| 2019-13885   | Sunset Pointe II             | Miami-Dade   | L           | Maria S. Medes               | Cornestone Group Partners, LLC; New Urban Development LLC  | 96                    | NC           | F                | 3,000,000.00 | 600,000.00 | 3,600,000.00                   | 11,750,000.00       | 15           | Y                            | Y                     | 1                  | 1                | Y                               | 1              |
| 2019-16135   | Marcus Apartments            | Broward      | L           | Maria S. Medes               | Cornestone Group Partners, LLC   | 100                   | NC           | F                | 3,040,000.00 | 600,000.00 | 3,640,000.00                   | N/A                 | 15           | Y                            | Y                     | 1                  | 1                | Y                               | 18             |
| 2019-1585  | WRDG TSB                     | Hillsborough | L           | Leroy Moore                  | WRDG TSB Developer, LLC  | 330                   | NC           | F                | 5,281,228.00 | 600,000.00 | 5,891,228.00                   |                     | 15           | Y                            | Y                     | 1                  | 1                | Y                               | 33             |
| <b>One Elderly Medium County New Construction Application</b>  |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| 2019-16585   | Valencia Grove II            | Lake         | M           | Matthew A. Pfeiffer          | HTG Valencia II Developer, LLC   | 110                   | NC           | E, Non-ALF       | 5,750,000.00 | 600,000.00 | 6,350,000.00                   | 10,000,000.00       | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 14             |
| <b>Two Family Medium County New Construction Applications</b>  |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| 2019-14285   | Arbor Manor Phase I          | Polk         | M           | Benjamin Stevenson           | Polk County Housing Developers, Inc.   | 125                   | NC           | F                | 6,000,000.00 | 368,800.00 | 6,368,800.00                   | 19,500,000.00       | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 15             |
| 2019-15085   | Palm Port                    | Sarasota     | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 126                   | NC           | F                | 5,560,000.00 | 600,000.00 | 6,160,000.00                   | 10,500,000.00       | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 34             |
| <b>Small County Application(s)</b>                             |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| NONE   |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| <b>Medium County Application(s)</b>                            |                              |              |             |                              |  |                       |              |                  |              |            |                                |                     |              |                              |                       |                    |                  |                                 |                |
| 2019-1765  | Southlake Towers             | Brevard      | M           | Mark J. Kemp                 | Psalms 127, LLC; Mansour, Inc.; ReBuild America, Inc.; SHAG Development, LLC   | 85                    | A/R          | E, Non-ALF       | 3,500,000.00 | 522,900.00 | 4,022,900.00                   |                     | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 7              |
| 2019-17885   | Royal Arms Garden Apartments | Bay          | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 88                    | A/R          | F                | 4,000,000.00 | 600,000.00 | 4,600,000.00                   | 8,000,000.00        | 15           | Y                            | Y                     | 3                  | 3                | Y                               | 9              |



**RFA 2018-116 Board Approved Preliminary Awards**

| Application Number | Name of Development  | County     | County Site | Name of Authorized Principal | Name of Developers   | Total Number of Units | Dev Category | Demo. Commitment | Sail Request | EI Request | Total Sail Request (SAIL + EI) | MMRB Request Amount | Total Points | Proximity Funding Preference | Construction Per Unit Preference | Funding Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|--------------------|----------------------|------------|-------------|------------------------------|--|-----------------------|--------------|------------------|--------------|------------|--------------------------------|---------------------|--------------|------------------------------|----------------------------------|--------------------|------------------|---------------------------------|----------------|
| 2019-1645          | Granada              | Pinellas   | L           | Shawn Wilson                 | Blue Sky Communities LLC   | 138                   | NC           | F                | 7,000,000.00 | 600,000.00 | 7,600,000.00                   |                     | 15           | Y                            | Y                                | Y                  | 3                | Y                               | 16             |
| 2019-16985         | Fairlawn Village     | Orange     | L           | Shawn Wilson                 | Blue Sky Communities LLC & CASL Developer, LLC                             | 116                   | NC           | F                | 6,250,000.00 | 600,000.00 | 6,850,000.00                   | 12,000,000.00       | 15           | Y                            | Y                                | Y                  | 4                | Y                               | 21             |
| 2019-14785         | Heron Estates Family | Palm Beach | L           | Matthew A. Rueger            | HTG Heron Estates Family Developer, LLC<br>Heron Estates Developer One LLC | 79                    | NC           | F                | 5,500,000.00 | 600,000.00 | 6,100,000.00                   | 11,000,000.00       | 15           | Y                            | Y                                | Y                  | 5                | Y                               | 25             |

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

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

**RFA 2018-116 – Board Approved Scoring Results**

| Application Number           | Name of Development            | County       | County Size | Name of Authorized Principal | Name of Developers   | Total Number of Units | Dev Category | Demo. Commitment | SAIL Request | ELI Request | Total SAIL Request (SAIL + ELI) | MARB Request Amount | Eligible For Funding? | Total Points | Proximity Funding Preference | Per Unit Construction Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|------------------------------|--------------------------------|--------------|-------------|------------------------------|--|-----------------------|--------------|------------------|--------------|-------------|---------------------------------|---------------------|-----------------------|--------------|------------------------------|----------------------------------|------------------|---------------------------------|----------------|
| <b>Eligible Applications</b> |                                |              |             |                              |  |                       |              |                  |              |             |                                 |                     |                       |              |                              |                                  |                  |                                 |                |
| 2019-13485                   | Metro Grande I                 | Miami-Dade   | L           | Mara S. Mades                | Cornerstone Group Partners, LLC  | 108                   | NC           | E, Non-ALF       | 4,400,000.00 | 600,000.00  | 5,000,000.00                    | 16,000,000.00       | Y                     | 15           | Y                            | Y                                | 2                | Y                               | 45             |
| 2019-13685                   | Sierra Bay                     | Miami-Dade   | L           | Mara S. Mades                | Cornerstone Group Partners, LLC  | 114                   | NC           | E, Non-ALF       | 5,300,000.00 | 600,000.00  | 5,900,000.00                    | 17,000,000.00       | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 41             |
| 2019-1375                    | Brisas del Este Apartments     | Miami-Dade   | L           | Alberto Milo, Jr.            | Brisas del Este Apartments Developer, LLC  | 150                   | NC           | E, Non-ALF       | 5,800,000.00 | 600,000.00  | 6,400,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 39             |
| 2019-13885                   | Sunset Pointe II               | Miami-Dade   | L           | Mara S. Mades                | Cornerstone Group Partners, LLC; New Urban Development LLC   | 96                    | NC           | F                | 3,000,000.00 | 600,000.00  | 3,600,000.00                    | 11,750,000.00       | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 1              |
| 2019-13985                   | Quail Roost Transit Village I  | Miami-Dade   | L           | Kenneth Naylor               | Quail Roost I Development, LLC   | 150                   | NC           | E, Non-ALF       | 5,818,182.00 | 600,000.00  | 6,418,182.00                    | 21,400,000.00       | Y                     | 15           | Y                            | Y                                | 2                | Y                               | 36             |
| 2019-14085                   | Quail Roost Transit Village II | Miami-Dade   | L           | Kenneth Naylor               | Quail Roost II Development, LLC  | 200                   | NC           | F                | 7,000,000.00 | 600,000.00  | 7,600,000.00                    | 28,280,000.00       | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 6              |
| 2019-14285                   | Arbor Manor Phase I            | Polk         | M           | Benjamin Stevenson           | Polk County Housing Developers, Inc.   | 125                   | NC           | F                | 6,000,000.00 | 368,800.00  | 6,368,800.00                    | 19,500,000.00       | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 15             |
| 2019-14485                   | Barnett Villas                 | Orange       | L           | Scott Zimmerman              | BDG Barnett Villas Developer, LLC; Ludd Roth Real Estate Development, Inc.   | 120                   | NC           | E, Non-ALF       | 7,000,000.00 | 600,000.00  | 7,600,000.00                    | 12,000,000.00       | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 28             |
| 2019-14585                   | Courtside Apartments, Phase II | Miami-Dade   | L           | Matthew A. Rieger            | AMC-HTG 2 Developer, LLC   | 170                   | NC           | F                | 6,490,000.00 | 600,000.00  | 7,090,000.00                    | 23,000,000.00       | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 5              |
| 2019-14685                   | Sebastian's Landing            | Indian River | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 108                   | NC           | F                | 5,750,000.00 | 600,000.00  | 6,350,000.00                    | 95,000,000.00       | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 37             |
| 2019-14785                   | Heron Estates Family           | Palm Beach   | L           | Matthew A. Rieger            | HTG Heron Estates Family Developer, LLC; Heron Estates Developer One, LLC  | 79                    | NC           | F                | 5,500,000.00 | 600,000.00  | 6,100,000.00                    | 11,000,000.00       | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 25             |
| 2019-14885                   | Harold House                   | Duval        | L           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 80                    | A/R          | F                | 2,950,000.00 | 600,000.00  | 3,550,000.00                    | 7,500,000.00        | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 2              |
| 2019-1495                    | Mango Terrace                  | Hillsborough | L           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 93                    | NC           | F                | 5,000,000.00 | 600,000.00  | 5,600,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 35             |



RFA 2018-116 – Board Approved Scoring Results

| Application Number | Name of Development                                    | County       | County Size | Name of Authorized Principal | Name of Developers   | Total Number of Units | Dev Category | Demo. Commitment | Sale Request | ELI Request | Total Sale Request (SAL + ELI) | MMRB Request Amount | Eligible For Funding? | Total Points | Proximity Funding Preference | Per Unit Construction Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|--------------------|--|--------------|-------------|------------------------------|--|-----------------------|--------------|------------------|--------------|-------------|--------------------------------|---------------------|-----------------------|--------------|------------------------------|----------------------------------|------------------|---------------------------------|----------------|
| 2019-15085         | Palm Port  | Sarasota     | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 126                   | NC           | F                | 5,560,000.00 | 600,000.00  | 6,160,000.00                   | 10,500,000.00       | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 34             |
| 2019-15165         | Lake Wales Gardens                                     | Polk         | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 96                    | A/R          | F                | 3,860,000.00 | 436,100.00  | 4,296,100.00                   | 7,500,000.00        | Y                     | 15           | Y                            | Y                                | 2                | Y                               | 8              |
| 2019-15385*        | Beneva Oak Apartments                                  | Sarasota     | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 40                    | A/R          | E, Non-ALF       | 2,480,000.00 | 188,400.00  | 2,668,400.00                   | 5,000,000.00        | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 13             |
| 2019-15485         | Stadium Tower  | Miami-Dade   | L           | Lewis V. Swezy               | RS Development Corp. Lewis V. Swezy  | 96                    | NC           | F                | 5,800,000.00 | 600,000.00  | 6,400,000.00                   | 13,000,000.00       | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 43             |
| 2019-15585         | Brownsville Transit Village V                          | Miami-Dade   | L           | Kenneth Naylor               | APC Brownsville Village V Development, LLC, MSCDC Brownsville V, LLC   | 150                   | NC           | F                | 5,818,182.00 | 600,000.00  | 6,418,182.00                   | 19,210,000.00       | Y                     | 15           | Y                            | Y                                | 2                | Y                               | 3              |
| 2019-1565          | Liberty Square Elderly                                 | Miami-Dade   | L           | Alberto Milo, Jr.            | Liberty Square Elderly Developer, LLC  | 120                   | ReDev        | E, Non-ALF       | 4,000,000.00 | 600,000.00  | 4,600,000.00                   |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 10             |
| 2019-1575          | The Venue at Town Center - Phase II                    | Flagler      | M           | Jay P. Brock                 | Atlantic Housing Partners, L.L.P.  | 30                    | NC           | F                | 2,060,000.00 | 126,900.00  | 2,186,900.00                   |                     | Y                     | 10           | Y                            | Y                                | 5                | Y                               | 19             |
| 2019-1585          | WRDG T3B Platform 3750 at Frankie Shannon Relie Center | Hillsborough | L           | Leroy Moore                  | WRDG T3B Developer, LLC  | 130                   | NC           | F                | 5,291,228.00 | 600,000.00  | 5,891,228.00                   |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 33             |
| 2019-15985         | Commons Phase Two                                      | Miami-Dade   | L           | Maria S. Mades               | Cornerstone Group Partners, LLC  | 76                    | NC           | F                | 3,000,000.00 | 600,000.00  | 3,600,000.00                   | 14,500,000.00       | Y                     | 15           | Y                            | Y                                | 2                | Y                               | 27             |
| 2019-1605          | Commons Phase Two                                      | Miami-Dade   | L           | Alberto Milo, Jr.            | RUDG The Commons Phase Two Developer, LLC  | 160                   | NC           | F                | 5,523,810.00 | 600,000.00  | 6,123,810.00                   |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 29             |
| 2019-1615          | Marquis Apartments                                     | Broward      | L           | Maria S. Mades               | Cornerstone Group Partners, LLC  | 100                   | NC           | F                | 3,040,000.00 | 600,000.00  | 3,640,000.00                   | N/A                 | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 18             |
| 2019-16285         | Ambar Walk   | Miami-Dade   | L           | Elena M. Adams               | Ambar 3, LLC   | 95                    | NC           | E, Non-ALF       | 6,650,000.00 | 600,000.00  | 7,250,000.00                   | 12,500,000.00       | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 40             |
| 2019-1635          | Sandpiper Place  | Manatee      | M           | Shawn Wilson                 | Blue Sky Communities LLC   | 92                    | NC           | F                | 5,000,000.00 | 600,000.00  | 5,600,000.00                   |                     | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 58             |
| 2019-1645          | Granada  | Pinellas     | L           | Shawn Wilson                 | Blue Sky Communities LLC   | 138                   | NC           | F                | 7,000,000.00 | 600,000.00  | 7,600,000.00                   |                     | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 16             |
| 2019-16585         | Valencia Grove II                                      | Lake         | M           | Matthew A. Rieger            | HTG Valencia II Developer, LLC   | 110                   | NC           | E, Non-ALF       | 5,750,000.00 | 600,000.00  | 6,350,000.00                   | 10,000,000.00       | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 14             |

RFA 2018-116 – Board Approved Scoring Results

| Application Number | Name of Development          | County       | County Size | Name of Authorized Principal | Name of Developers   | Total Number of Units | Dev Category | Demo. Commitment | SAIL Request | EII Request | Total SAIL Request (SAIL + EII) | MMRB Request Amount | Eligible For Funding? | Total Points | Proximity Funding Preference | Per Unit Construction Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|--------------------|------------------------------|--------------|-------------|------------------------------|--|-----------------------|--------------|------------------|--------------|-------------|---------------------------------|---------------------|-----------------------|--------------|------------------------------|----------------------------------|------------------|---------------------------------|----------------|
| 2019-1668S         | Fairlawn Village             | Orange       | L           | Shawn Wilson                 | Blue Sky Communities LLC & CASI Developer, LLC   | 116                   | NC           | F                | 6,250,000.00 | 600,000.00  | 6,850,000.00                    | 12,000,000.00       | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 21             |
| 2019-1675          | Ashley Square                | Duval        | L           | Shawn Wilson                 | Blue Sky Communities LLC & Cathedral Foundation of Jacksonville, Inc.  | 120                   | NC           | E, Non-ALF       | 6,500,000.00 | 600,000.00  | 7,100,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 12             |
| 2019-1688S         | Londale Springs              | Brevard      | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 108                   | NC           | F                | 6,000,000.00 | 600,000.00  | 6,600,000.00                    | 12,000,000.00       | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 42             |
| 2019-1698S         | Summer Meadows               | Escambia     | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 108                   | NC           | F                | 5,980,000.00 | 600,000.00  | 6,580,000.00                    | 9,500,000.00        | Y                     | 10           | N                            | Y                                | 5                | Y                               | 26             |
| 2019-170S          | Brisas del Rio Phase Two     | Miami-Dade   | L           | Alberto Mito, Jr.            | Brisas del Rio Phase Two Developer, LLC  | 150                   | NC           | E, Non-ALF       | 5,800,000.00 | 800,000.00  | 6,400,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 44             |
| 2019-171S          | Paseo del Rio                | Miami-Dade   | L           | Alberto Mito, Jr.            | Brisas del Rio Developer, LLC  | 180                   | NC           | F                | 6,960,000.00 | 600,000.00  | 7,560,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 4              |
| 2019-172S          | Brisas del Este Phase Three  | Miami-Dade   | L           | Alberto Mito, Jr.            | Brisas del Este Phase Three Developer, LLC   | 144                   | NC           | F                | 5,568,000.00 | 600,000.00  | 6,168,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 20             |
| 2019-1738S         | Jackson Forest               | Leon         | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 96                    | NC           | F                | 5,850,000.00 | 600,000.00  | 6,450,000.00                    | 9,500,000.00        | Y                     | 15           | Y                            | Y                                | 4                | Y                               | 30             |
| 2019-174S          | Villas at Academy Place      | Seminole     | M           | Darren Smith                 | Pantheon Development Group, LLC and SCHA Developer, LLC  | 60                    | NC           | F                | 4,200,000.00 | 415,200.00  | 4,619,200.00                    |                     | Y                     | 15           | Y                            | Y                                | 5                | Y                               | 11             |
| 2019-175S          | Orange Blossom Village       | Indian River | M           | Mark J. Kemp                 | Psalms 127, LLC; Manserbar, Inc.; ReBuild America, Inc.; SHAG Development, LLC   | 80                    | A/R          | E, Non-ALF       | 4,000,000.00 | 463,200.00  | 4,463,200.00                    |                     | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 24             |
| 2019-176S          | Southlake Towers             | Brevard      | M           | Mark J. Kemp                 | Psalms 127, LLC; Manserbar, Inc.; ReBuild America, Inc.; SHAG Development, LLC   | 85                    | A/R          | E, Non-ALF       | 3,500,000.00 | 527,900.00  | 4,027,900.00                    |                     | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 7              |
| 2019-177S          | Campus Towers                | Duval        | L           | Darren Smith                 | SHAG Development, LLC  | 192                   | A/R          | E, Non-ALF       | 5,000,000.00 | 600,000.00  | 5,600,000.00                    |                     | Y                     | 15           | Y                            | Y                                | 1                | Y                               | 17             |
| 2019-1788S         | Royal Arms Garden Apartments | Bay          | M           | J. David Page                | Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc. | 88                    | A/R          | F                | 4,000,000.00 | 600,000.00  | 4,600,000.00                    | 8,000,000.00        | Y                     | 15           | Y                            | Y                                | 3                | Y                               | 9              |

**RFA 2018-116 – Board Approved Scoring Results**

| Application Number             | Name of Development | County     | County Size | Name of Authorized Principal | Name of Developers  | Total Number of Units | Dev Category | Demo. Commitment | SAIL Request | ELL Request | Total SAIL Request (SAIL + ELL) | MMRB Request Amount | Eligible For Funding? | Total Points | Proximity Funding Preference | Per Unit Construction Preference | Funding Preference | Leveraging Level | Florida Job Creation Preference | Lottery Number |
|--------------------------------|---------------------|------------|-------------|------------------------------|---|-----------------------|--------------|------------------|--------------|-------------|---------------------------------|---------------------|-----------------------|--------------|------------------------------|----------------------------------|--------------------|------------------|---------------------------------|----------------|
| <b>Ineligible Applications</b> |                     |            |             |                              |   |                       |              |                  |              |             |                                 |                     |                       |              |                              |                                  |                    |                  |                                 |                |
| 2019-13585                     | Solimar             | Miami-Dade | L           | Mara S. Maades               | Cornerstone Group Partners, LLC; Florida Community Development Corporation      | 180                   | NC           | F                | 5,250,000.00 | 600,000.00  | 5,850,000.00                    | 20,500,000.00       | N                     | 15           | Y                            | Y                                | Y                  | 1                | Y                               | 23             |
| 2019-1415                      | Village of Valor    | Palm Beach | L           | Kathy Makino-Leipnitz        | KSM Holdings Florida, LLC   | 157                   | NC           | F                | 6,498,036.00 |             | 6,498,036.00                    |                     | N                     | 15           | Y                            | Y                                | Y                  | 3                | Y                               | 32             |
| 2019-14385                     | Boutwell Apartments | Palm Beach | L           | Scott Zimmerman              | BDC Boutwell Apartments Developer, LLC; Judd Roth Real Estate Development, Inc. | 110                   | NC           | F                | 7,000,000.00 | 600,000.00  | 7,600,000.00                    | 15,000,000.00       | N                     | 15           | Y                            | Y                                | Y                  | 4                | Y                               | 22             |
| 2019-15285                     | The Place on Polk   | Leon       | M           | Matthew A. Rieger            | Polk Place Developer, LLC   | 93                    | NC           | F                | 5,450,000.00 | 600,000.00  | 6,050,000.00                    | 9,000,000.00        | N                     | 15           | Y                            | Y                                | Y                  | 4                | Y                               | 31             |

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-66.009, 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.